



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1 Ralston Place
Sylvan Lake, Alberta

MLS # A2352795

\$564,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,597 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Gar		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, sheds,

Back the RV through the gate, pull the truck into a heated garage, and there's still yard left over. That's what a corner lot this size does. This five-bedroom, three-bath modified bi-level in Ryders Ridge, a former show home built in 2007, sits on 8,740 sq ft with gated RV parking and room for a boat and a trailer too. The attached garage measures 27' x 27'6". In-floor hydronic heat in the basement, and a heated garage on its own 200 amp service, which means the shop stays warm and the welder has somewhere to plug in. Inside, 1,597 sq ft above grade and fresh paint throughout. The main floor has maple hardwood, a fireplace, a big living room and a kitchen with a pantry beside the dining area. Three bedrooms are above grade, with two full baths, including an ensuite with a jetted tub and a walk-in closet. The developed basement holds the other two bedrooms, a full bath, a big rec room and a wet bar. Close to schools and shopping, with an easy run out of town when the weekend starts.