

\$449,000 - 4159 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A1042179

\$449,000

3 Bedroom, 2.00 Bathroom, 1,391 sqft
Residential on 0 Acres

Vista, Sylvan Lake, Alberta

FANTASTIC EXECUTIVE FORMER FALCON HOMES SHOWHOME WITH GREAT VIEWS OF SYLVAN LAKE! Step inside this custom 3 bedroom 2 bath 1391 square foot home with all the modern upgrades and finishings. Take advantage of all the new home warranties, and upgrades that showhomes offer, without paying the new home price tag. The moment you walk in you will appreciate the bright airy open floorplan with vaulted ceilings, plenty of windows, and views of the lake from almost every room. Entertaining is a dream in the oversized kitchen and dining area, offering dark cabinets with plenty of accent lighting, and a large island for family and friends to gather around. The nice sized living room provides a place to relax with a gas fireplace for those winter nights while you gaze out at the lake. Two additional large bedrooms and a full bath complete the main level. Upstairs you will enjoy the privacy of your large self contained Master Suite with walk in closets and full 3 piece ensuite. The unfinished walkout basement has some framing completed but is awaiting your final touches. The yard is fully landscaped and fenced and there is an additional 240 sq. ft. shed/garage with access to the paved alley way. Perfect for the toys. Need room for your RV or Boat? We have that covered as well... with rv and boat parking in the back. All this plus a fully finished double attached garage out front. Located in the award winning neighborhood of The Vista, close to all amenities This one is a beauty and



waiting for it's new owners!

Built in 2019

Essential Information

MLS® #	A1042179
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,391
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Modified Bi-Level
Status	Active

Community Information

Address	4159 Ryders Ridge Boulevard
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0T4

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Asphalt, Boat, Concrete Driveway, Double Garage Attached, Garage Door Opener, Golf Cart Garage, RV Access/Parking, Single Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Has Basement	Yes

Basement	Unfinished, Walk-Out
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Exterior

Exterior Features	Gas Grill, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, See Remarks, Views
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2020
Days on Market	41
Zoning	R5

Listing Details

Listing Office	RE/MAX real estate central alberta - Sylvan Lake
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