

\$256,900 - 4, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A1042485

\$256,900

2 Bedroom, 4.00 Bathroom, 1,544 sqft
Residential on 0 Acres

Ryders Ridge, Sylvan Lake, Alberta

A fully developed, end unit townhouse. The curb appeal is accented by the covered front veranda that sides onto a greenspace with a gazebo. The front entryway greets you with towering, 2 storey high ceilings. The open style floor plan features 9' painted bordered ceilings & trendy white baseboards/casings. Staggered maple kitchen cabinets are complemented by crown mouldings, full tile backsplash, pot/pan drawers, pantry style cabinets, a sil granite sink, decorative corner shelves, black appliances (fridge with water: 4+/- years old, dishwasher 2 years old) & an island with a raised eating bar. You will appreciate the large eating area that has a patio door with built-in blinds to the covered back deck with aluminum railings & yard. The living room features beautiful rustic hardwood floors. Follow the maple & wrought iron railings upstairs to the functional bonus room that is flooded with natural light through the large front window. There are two master style bedrooms each with walk through closets & 4 piece tiled ensuites. The basement boasts a family room that can be used as a large guest space for family. The 3 piece bathroom has built in cabinets for linen storage. You will love the laundry room that has cabinets & a folding counter for your convenience. This move in ready home has a/c & is a non pet, non smoking home. Enjoy the maintenance free condo lifestyle with exterior maintenance, lawn care & snow removal included. Located the sought after community of Ryders Ridge within



walking distance to the trails, parks & schools.
Extra features include: custom blinds, a fully finished painted oversized single attached garage, rough-in for reverse osmosis & freshly painted over the years.

Built in 2007

Essential Information

MLS® #	A1042485
Price	\$256,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,544
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

Amenities

Parking Spaces	1
Parking	Insulated, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No
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	Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Landscaped, Gazebo
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2020
Days on Market	41
Zoning	R3

Listing Details

Listing Office	Century 21 Advantage
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