

\$248,500 - 26, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A1060996

\$248,500

3 Bedroom, 3.00 Bathroom, 1,437 sqft
Residential on 0 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to one of few END units with over 1400 square feet above grade, that backs onto Ryders Ridge Blvd with views of the park! PROFESSIONALLY PAINTED on the top two floors and a brand new hot water tank (September 2019) & dishwasher (2020). Attractive curb appeal & walking distance to all amenities in Ryders Ridge Square & Hewlett Park. Upgraded tile flooring in the entry, hallway, kitchen, & bathrooms. Kitchen is complimented by maple cabinetry, raised eating bar, under cabinet lighting, garburator, tile back splash, and a large dining area; something you wouldn't typically find in a townhouse. Living room has laminate flooring & gets tons of natural light, as the windows face West. Half bath that is hidden away from the kitchen/living space completes the main level. Upstairs has 3 great sized bedrooms & a 4PC main bath. Master will fit a king sized bed & multiple furniture, has a walk-in closet, and 4PC ensuite. West facing bedrooms have blackout blinds. Corner of the upstairs hallway would easily fit a computer desk. With the exception of the bathroom cosmetics, the basement is finished and offers a family room (hardwired for surround sound), separate laundry area with a sink/cupboards, and under stair storage. Living here gives you: low maintenance living, close proximity to shopping, parks, & the Pre K-Grade 3 public school.

Built in 2008



Essential Information

MLS® #	A1060996
Price	\$248,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	26, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, Attached Garage, Indoor, Single Garage
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Entrance
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2021
Days on Market	75
Zoning	R3
Condo Fee	\$264

Listing Details

Listing Office	CIR Realty
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