

# \$349,900 - 31 Reid Court, Sylvan Lake

MLS® #A2216752

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.07 Acres

Ryders Ridge, Sylvan Lake, Alberta

Located on a quiet court in Sylvan Lake, 31 Reid Court is a fully finished end-unit townhouse offering 4 Bedrooms, 2.5 Bathrooms, and a functional floor plan designed to work for your lifestyle.

The main level is bright and open, featuring a spacious Living Room and a well-equipped Kitchen with stainless steel appliances—including a new fridge and dishwasher—a centre island with seating, and a Dining Nook that leads to the beautiful back deck, perfect for relaxing or entertaining. A rear Mudroom and convenient Half Bath help keep everyday life tidy.

Upstairs, you'll find 3 comfortable Bedrooms, including a Primary with a walk-in closet, plus a full 4 Piece Bath. The recently renovated lower level adds even more flexibility with a large Bedroom (also with a walk-in closet), a Rec Room, and a 3 Piece Bath with a custom-tiled walk-in shower.

The backyard offers a great space for outdoor living, with a large deck for lounging or hosting, a storage shed for tools and toys, a fenced yard that's ready for kids and pets, plus access to ample off-street parking.

Enjoy year-round comfort with Central A/C. A new hot water tank adds peace of mind.

Close to schools, parks, shopping, and with



quick access to Hwy 11, this home offers the ideal balance of affordability and convenienceâ€”without giving up the features that matter.

Built in 2014

### Essential Information

MLS® #	A2216752
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	31 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Zoning	R3

## Listing Details

Listing Office	RE/MAX real estate central alberta
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