

# \$499,900 - 58 Rozier Close, Sylvan Lake

MLS® #A2221830

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,350 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this charming 2-storey home located in the highly sought-after neighborhood of Ryders Ridge in Sylvan Lake. Situated on a family-friendly close, this home offers the perfect combination of comfort, style, and convenience. With 4 bedrooms and 3.5 bathrooms, there's plenty of space for the entire family. The open-concept main floor is bright and inviting, featuring large windows that flood the space with natural light and neutral tones that complement any style. The kitchen is functional and well-appointed, with a fridge that was replaced just a year ago, and it flows seamlessly into the dining and living areas—perfect for entertaining or everyday family life. Upstairs, you'll find three bedrooms, including a primary suite with its own ensuite bathroom. The fully finished basement, completed in 2023, provides even more living space and has in-floor heat roughed in for future comfort. This home is ideally located near the town's trail system, schools, shopping, and ball diamonds, making it a perfect spot for active families. Best of all, it's just a short walk to beautiful Sylvan Lake. Whether you're enjoying the outdoors or settling in for a cozy night at home, this property has everything you need. Don't miss your chance to make it yours!

Built in 2009

## Essential Information



MLS® #	A2221830
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	58 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Zoning	R1A

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.