

# \$349,900 - 3 Reid Court, Sylvan Lake

MLS® #A2224621

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to your new home in the vibrant beach community of Sylvan Lake! This beautifully maintained townhouse offers a functional and open-concept main floor, featuring laminate flooring throughout. The kitchen showcases rich dark wood cabinetry, a convenient island with a built-in sink and powerâ€”perfect for meal prep or bakingâ€”and comes complete with all four stainless steel appliances. The spacious dining area opens directly onto the rear deck, ideal for summer BBQs and entertaining. The main floor also includes a comfortable living room and a 2-piece powder room located near the back entry. Upstairs, you'll find a generous primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a 4-piece bathroom. The fully finished basement adds even more living space with a large family room, an additional bedroom with an oversized walk-in closet, a full 4-piece bathroom, and a separate laundry area with a stacked washer and dryer included. Outside, enjoy a fully landscaped backyard complete with a deck, full fencing, a gravel parking pad for two vehicles, and a handy storage shed. Located in the sought-after community of Ryders Ridgeâ€”known for its modern architecture, well-designed streetscapes, and proximity to shopping, schools, and servicesâ€”this home is move-in ready and waiting for you!

Built in 2014



## Essential Information

MLS® #	A2224621
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,257
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	3 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	10
Zoning	R3

### **Listing Details**

Listing Office	Realty Experts Group Ltd
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