

# \$589,900 - 15 Rosse Place, Sylvan Lake

MLS® #A2231029

**\$589,900**

2 Bedroom, 2.00 Bathroom, 1,301 sqft  
Residential on 0.24 Acres

Ryders Ridge, Sylvan Lake, Alberta

Sophisticated New Adult-Living Half Duplex on  
a Sprawling 10,000 Sq Ft Lot

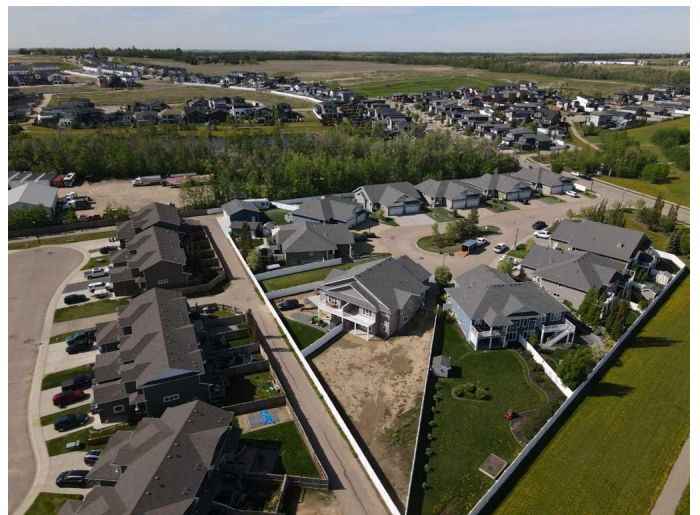
Discover elevated living in this gorgeous,  
newly constructed adult-living half duplex,  
perfectly positioned on an expansive 10,000  
sq ft lot offering endless outdoor possibilities.

Whether you're dreaming of a detached  
garage, RV storage, lush gardens, or even  
your own personal putting green—this  
property has the space to make it happen and  
the builder to get it done!

Inside, you'll find 1,300 sq ft of smartly  
designed main-floor living, paired with an  
undeveloped walkout basement that's  
ready for your custom touch. A composite front  
porch greets you with a warm welcome and  
hints at the quality finishes waiting within.

Just off the front entrance sits a bright second  
bedroom—perfect as a guest room, home  
office, or cozy den—with a large window that  
fills the room with natural light. The thoughtful  
layout continues with a spacious entryway that  
connects to the attached garage, a well-placed  
main-floor laundry room, and a walk-through  
pantry that flows effortlessly into the heart of  
the home.

The open-concept kitchen and living area is  
designed with both style and function in mind,  
showcasing quartz countertops, stainless steel  
appliances, soft-close cabinetry, and  
ceiling-height cupboards. A large central island  
offers plenty of prep space and casual seating,  
while the adjacent dining area leads to a  
private dura-deck complete with a privacy wall



and gas line for BBQing and entertaining.

The living room is bright and welcoming, with oversized windows offering peaceful views of the generous backyard. Pre-wired for a wall-mounted TV, it's a perfect space to unwind or host family and friends.

The primary suite is a luxurious retreat featuring space for a king-sized bed and full furnishings. Enjoy the spa-inspired ensuite with dual sinks, a 4-foot shower with built-in bench, and sliding barn doors that open to a spacious walk-in closet.

A second full bathroom with a tub/shower combo adds comfort and convenience for guests.

This exceptional home comes packed with upgrades, including triple-pane windows, roughed-in in-floor heat, painted basement floors, maintenance-free vinyl fencing, RV sewer hookup, dura-decking, and enhanced sound insulation in the party wall for added privacy.

With premium finishes, thoughtful design, and a truly oversized lot, this home delivers both luxury and lifestyle in one beautiful package.

Built in 2023

### **Essential Information**

MLS® #	A2231029
Price	\$589,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,301
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	15 Rosse Place
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M7

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry
Appliances	See Remarks
Heating	In Floor Roughed-In, Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	103
Zoning	R2

## Listing Details

Listing Office	KIC Realty
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