



GRASSROOTS
REALTY GROUP

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**37 Regatta Way
Sylvan Lake, Alberta**

MLS # A2229247



\$457,300

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	903 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Heated Garage, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Gazebo		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer, Central Air Conditioner, Cabinets in Garage, Pergola, Shed

This well-maintained bi-level home offers 4 bedrooms and 2 full bathrooms, with 2 bedrooms upstairs and 2 down—perfect for families, guests, or a home office setup. Step into a bright and inviting main level featuring an open living area filled with natural light. The functional layout offers great flow and comfort, and with central air conditioning (June 2025) & In-floor heat for year round comfort. Downstairs, enjoy a spacious family room, 2 additional bedrooms, a full bathroom, and plenty of room to relax or entertain. Outside, the property continues to impress with an oversized single detached garage(19'3"x19'3") that is heated, features durable epoxy floors, and includes a workspace with cabinets—perfect for hobbies, projects, or extra storage. There's also extra parking in the back for vehicles or toys. A new fence (2024) adds privacy to the beautifully maintained yard. Relax or entertain on the private deck, complete with a pergola for shade, ideal for sunny afternoons or evening get-togethers. Located in a desirable neighbourhood close to schools, parks, shopping, and just minutes from the lake, this home offers the perfect blend of privacy, space, and convenience.