



**GRASSROOTS**  
REALTY GROUP

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**37 Regatta Way**  
**Sylvan Lake, Alberta**

**MLS # A2229247**



**\$450,000**

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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Vinyl Windows		

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

This 4-bedroom, 2-bathroom home is a solid option for families or first-time buyers. With 2 bedrooms up and 2 down, there's flexibility whether you need room for kids, guests, or a home office. The main floor is bright and welcoming, with an open layout that makes the kitchen, dining, and living areas feel connected and functional. You'll appreciate the central A/C (2025) for hot summer days and in-floor heat for added comfort in the colder months. Downstairs offers a large family room, two more bedrooms, and a full bathroom, perfect for extra living space or hosting. Outside, the home continues to impress. The oversized single detached garage (19'3" x 19'3") is heated, has epoxy flooring, built-in cabinets, and just had a new roof installed in July 2025. Whether you need a workshop, extra storage, or space for toys, it checks the box. The exterior doors were replaced in 2023, and the fenced yard (new in 2024) is ready for pets, kids, or backyard get-togethers. There's also a private deck with a pergola and a dedicated firepit area—perfect for relaxing evenings outdoors. Tucked into a quiet, family-friendly area, you're close to schools, parks, shopping, and just minutes from the lake. This home has a lot to offer and is move-in ready with room to grow.