



GRASSROOTS
REALTY GROUP

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62 Reynolds Road
Sylvan Lake, Alberta

MLS # A2235486



\$495,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,280 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island		

Inclusions: NA

This modified bi-level awaits its new family. With 2 nice sized bedrooms on the main floor for the kids or guests and the primary bedroom with a walk-in closet and en-suite just a few steps away this home is sure to please! The main floor features an open floor plan with plenty of bright lighting. The window coverings are pull up or push down for your natural lighting selection! Downstairs is ready for your finishing touches with a 3rd bathroom plumbed in and in-floor heat! Outside you can enjoy the deck covered with a pergola while the kids play in the yard or the green space behind you!