



GRASSROOTS
REALTY GROUP

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**23, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2235759



\$320,000

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Lake, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Welcome to Ryders Ridge, Sylvan Lake! This clean, updated 2-bedroom, 2.5-bathroom townhouse offers an incredible opportunity to enjoy the Sylvan Lake lifestyle in a sought-after location. Bright and beautifully maintained, the home features new vinyl plank flooring, fresh paint, and updated trim, creating a modern and inviting feel throughout. The open-concept main floor includes a stylish kitchen with ample counter space, a spacious living room perfect for entertaining, and a convenient 2-piece bath. Upstairs, you'll love the flexible bonus room and two generously sized bedrooms—each with its own private ensuite. Step outside to your west-facing covered deck, ideal for evening BBQs and soaking up the sun. The single attached garage and unfinished basement offer room to grow, ample storage, and add great value. Located minutes from the lake, beach, shopping, schools, and parks, this home combines comfort with convenience. Plus, with maintenance-free condo living, you'll spend less time on chores and more time enjoying everything Sylvan Lake has to offer. Whether you're a first-time buyer, downsizer, or looking for a low-maintenance lake retreat, this home is a must-see!