



GRASSROOTS
REALTY GROUP

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200, 45 Reid Court
Sylvan Lake, Alberta

MLS # A2238179



\$234,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	873 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, stove, built in microwave & dishwasher, blinds, washer & dryer

Welcome to this well-maintained upper-level townhouse condo in the heart of Ryders Ridge, a vibrant and sought-after community in Sylvan Lake. Offering the perfect blend of comfort, functionality, and modern style, this home is move-in ready and ideal for first-time buyers, investors, or anyone looking for low-maintenance living. Step inside to a thoughtfully designed layout featuring two spacious bedrooms, a full bath, and a dedicated laundry room. The open-concept main living area is filled with natural light and showcases a well-equipped kitchen with ample cabinetry, a built-in pantry, and a large island that doubles as both a workspace and eating area. The living room flows effortlessly from the kitchen, creating a cozy yet open space that's perfect for relaxing or entertaining. Enjoy your morning coffee or evening wind-down on the private balcony overlooking the surrounding greenspace. This pet-friendly condo (with approval for up to two cats and one dog) also includes an assigned parking stall and the benefit of low condo fees, making it an affordable and practical choice. Located close to schools, parks, shopping, and walking trails, this inviting home is a true standout in one of Sylvan Lake's most desirable neighborhoods.