



9, 4603 Ryders Ridge Boulevard  
Sylvan Lake, Alberta

MLS # A2246756



**\$339,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	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>	\$ 364
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Refrigerator, stove, microwave hoodfan, dishwasher, washer, dryer, garage door opener and 1 control

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom end unit townhouse offering style, space, and convenience! Located in a desirable neighborhood, this move-in-ready home features an attached single garage, a covered rear deck, and a functional, open-concept layout that's perfect for modern living. The main floor showcases durable laminate flooring, a bright and spacious living area, and a well-appointed kitchen that flows effortlessly into the dining space—ideal for everyday living or entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 4-piece ensuite and walk-in closet. Enjoy the comfort of brand-new carpet, fresh paint throughout, and a clean, neutral palette ready for your personal touch. The unfinished basement offers endless possibilities for future development—whether you need extra living space, a home office, or a gym. All appliances are included, even the washer and dryer—just move in and enjoy! This end unit offers extra privacy, added natural light, and the bonus of a covered rear deck—perfect for relaxing or BBQs year-round. Whether you're a first-time buyer, investor, or looking to downsize, this property is a must-see!