



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

100, 44 Reid Court
Sylvan Lake, Alberta

MLS # A2247626



\$244,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	872 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

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

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

Bright & Inviting Corner Ground Unit in Ryders Ridge! Welcome to this charming ground-level townhouse condo, ideally located in the highly desirable Ryders Ridge Boulevard neighborhood. With its smart layout, abundant natural light, and the privacy of a corner unit, this home offers a perfect balance of comfort and convenience. Inside, you'll find two spacious bedrooms, a full bathroom, and a separate laundry room with plenty of extra storage. The kitchen stands out with its generous cabinetry, built-in pantry, and large island that doubles as a casual dining spot. The open-concept design flows seamlessly into the living room, creating a warm and welcoming space for relaxing or entertaining. A cozy breakfast nook adds even more charm and functionality. Enjoy in-floor heating during the colder months and direct access to green space just steps from your door. This pet-friendly home (with approval) makes it easy for your furry friends to feel right at home. Perfect for first-time buyers, downsizers, or investors—this is low-maintenance living in a location you'll love!