



GRASSROOTS
REALTY GROUP

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

10 Reynolds Road
Sylvan Lake, Alberta

MLS # A2256407



\$465,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,172 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Level, Str		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: blinds

Discover a home that elevates your family's quality of life in the award-winning community of Ryders Ridge! This inviting 4-bedroom, 3-bathroom home is tucked away on a quiet, family-friendly street of charming detached homes. With an elementary school and its amazing playground just a short walk away, and convenient access to shops, banks, and restaurants, your everyday routines become easier and more enjoyable. Perched on a desirable corner lot, the home offers extra parking, a fenced backyard for safe play, and an oversized 2-car detached garage with back alley access. Step in from the garage to a thoughtful mudroom-style entry, designed to keep life organized, before entering the heart of the home – a spacious, bright kitchen. With wood cabinetry, a pantry, and room for multiple cooks, this kitchen makes meal prep and family gatherings effortless, flowing seamlessly into the dining area and main-level family room. The primary bedroom offers a private retreat complete with its own ensuite, giving parents a comfortable space to relax at the end of the day. Downstairs, the fully finished lower level expands your possibilities, with two bedrooms, a full bath, and a generous flex space – perfect for a playroom, workout zone, or cozy media lounge. Every detail of this home is designed to enrich daily living, giving your family the space, comfort, and convenience to grow and thrive in Ryders Ridge.