



GRASSROOTS
REALTY GROUP

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**4418 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2256421



\$529,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Drive Through, Driveway, Garage Door Opener, Ga		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Street Lighting		

Heating: In Floor, Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Walk-In Closet(s), Wet Bar, Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Fridge, Stove, Microwave/ Hood Vent, Dishwasher, Washer & Dryer, Window Coverings, Garage door remote(s)

This a truly exceptional home that blends character, comfort, and smart living. Step onto the spacious front veranda, perfect for morning coffee or evening sunsets, and head inside to discover an open and airy layout with soaring 14 ft ceilings and stunning west-facing windows that bathe the home in natural light. The open-concept main floor offers seamless flow, and with no carpet anywhere, it's as functional as it is stylish. A mid-level bonus room offers the perfect flex space for working from home, relaxing, or creating a kids' zone. One of the home's standout features is the fully installed solar panel system, providing exceptional energy efficiency and dramatically reduced electricity costs. Over the course of a year, seasonal usage and production balance out—making it practically net-zero when it comes to power bills. It's the kind of savings that make a lasting impact, especially as energy prices continue to rise. Other highlights include a spacious primary bedroom with a steam shower retreat, a versatile drive-through garage that serves as an extended living space, and a vibrant yet peaceful community. Located in the heart of Ryders Ridge, you're surrounded by walking trails, and within walking distance to groceries, shops, restaurants, and more. Plus, Sylvan Lake's popular beach and activity zone is just a 20-minute walk or bike ride away—close enough to enjoy the fun, yet far enough for everyday tranquility.