



**GRASSROOTS**  
REALTY GROUP

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**4413 Ryders Ridge Boulevard  
Sylvan Lake, Alberta**

**MLS # A2257511**



**\$580,000**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,829 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Soaking Tub, Tankless Hot Water

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1A
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, microwave, dishwasher, washer, dryer, ceiling fans, blinds, tv mount,

Welcome to this stunning former SHOW HOME in sought-after Ryders Ridge! Step into the grand two-storey foyer, where an open-concept main floor showcases hardwood flooring and a striking floor-to-ceiling stone fireplace. The kitchen offers abundant counter space, a stylish coffee bar, and a gas range with exterior venting &mdash; perfect for entertaining or family meals. Sun-filled windows frame views of the fully landscaped backyard, complete with access to a serene walking path. Upstairs, the expansive primary suite impresses with a double-sided gas fireplace, a luxurious deep soaker tub for two, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete this level. The finished basement provides even more versatility, with two spacious bedrooms, another full bathroom, and plenty of room for hobbies, fitness, or movie nights. With a 220-volt outlet outside and deck ready for a future hot tub, this home blends comfort, elegance, and thoughtful upgrades like the HRV-heat recovery ventilation system. New pendant lights over island, new kitchen faucet and all new toilets this year. The washer is brand new Sept 2025.