



GRASSROOTS
REALTY GROUP

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102, 43 Reid Court
Sylvan Lake, Alberta

MLS # A2262883



\$245,000

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	892 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Plug-In, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Open Lot, See Remarks, Treed		

Heating:	In Floor, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

IMMEDIATE POSSESSION AVAILABLE ~ MOVE IN READY 2 BEDROOM, 1 BATH CONDO ~ MODERN FINISHES THROUGHOUT ~ Covered front patio welcomes you and leads to a welcoming foyer with a large coat closet ~ Open concept layout complemented by high ceilings and vinyl plank flooring creates a feeling of spaciousness ~ The living room has tray ceilings, recessed lighting and a large picture window that fills the space with natural light ~ The eat in kitchen offers a functional layout with plenty of cabinets with a wall pantry, ample counter space including an island with an eating bar and pendant lights above, full tile backsplash and stainless steel appliances ~ 2 bedrooms are both a generous size with ample closet space and large windows ~ Oversized 3 piece bathroom features a walk in shower with a bench and convenient access to the in unit laundry room ~ In unit storage room ~ Monthly condo fees are \$254.28 and include exterior insurance, maintenance grounds, professional management and reserve fund contributions ~ Pets OK with some restrictions ~ 1 powered parking stall just outside your front door with tons of visitor parking ~ Located in the popular Ryders Ridge neighbourhood with walkable access to schools, parks, walking trails, and multiple shopping plazas with tons of restaurants, shopping, medical and more ~ Immediate possession and move in ready!