



GRASSROOTS
REALTY GROUP

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

6 Rafferty Court Sylvan Lake, Alberta

MLS # A2264404



\$329,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,181 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS		

NO CONDO FEES ~ IMMEDIATE POSSESSION & MOVE IN READY ~ FULLY DEVELOPED 4 BEDROOM 3 BATHROOM 2-STOREY TOWNHOME ~ Mature front landscaping and a covered front entry welcome you ~ The living room features laminate flooring, rows of recessed lighting and large windows overlooking the front yard ~ The kitchen offers a functional layout with plenty of dark cabinets, full tile backsplash, ample counter space including an island with an eating bar, and stainless steel appliances ~ The dining room can easily host large gatherings and has a large south facing window that fills the space with natural light ~ 2 piece main floor bathroom ~ Separate rear entry has a coat closet, and access to the deck and backyard ~ The primary bedroom is a generous size with plenty of space for a king size bed and multiple pieces of furniture, and has a spacious walk in closet ~ 2 additional bedrooms located on the upper level have ample closet space ~ 4 piece second level bathroom ~ The fully finished basement offers tons of additional living space with a family room, large 4th bedroom, 4 piece bathroom, laundry located in it's own room, and space for storage ~ Central vacuum ~ The sunny south facing backyard is fully fenced, landscaped, includes a garden shed, has an off street parking pad, and a double swing gate to the paved alley ~ Excellent location in a walkable neighbourhood with all amenities steps away, easy access to downtown/Lakeshore Drive, close to highway access ~ The move in ready home offers immediate possession.