



GRASSROOTS
REALTY GROUP

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

**4288 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2265431



\$650,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, TV, 3X TV Mounts, Water Softener (as-is)

Welcome to 4288 Ryders Ridge Boulevard — a beautifully finished 2-storey home located in one of Sylvan Lake's most sought-after family-friendly neighborhoods. This 4-bedroom, 3.5-bathroom home offers a thoughtful layout with high-end finishes and inviting spaces perfect for comfortable family living and entertaining. Step inside the spacious front entryway and be welcomed by an open-concept main floor filled with natural light from large west-facing windows. The living room is warm and inviting, featuring a gas fireplace with an elegant stone surround, ideal for cozy evenings. Rich hardwood flooring flows throughout the main level, enhancing the upscale feel of the home. The kitchen is a chef's dream, showcasing upgraded dark-stained, ceiling-height cabinets with crown molding, granite countertops, a large island, stylish tile backsplash, and stainless-steel appliances. Adjacent to the kitchen is a generous dining area with direct access to the backyard — perfect for entertaining or enjoying sunsets in your west-facing, fully fenced backyard. Upstairs, a spacious bonus room provides flexible space for a home office, media room, or kids' play area. The primary suite is a true retreat, complete with a spa-inspired ensuite featuring dual vanities, a soaker tub, separate water closet, walk-in tile shower with glass doors, and a large walk-in closet. Two additional bedrooms, both with walk-in closets, and a full bathroom complete the upper level. The fully finished basement adds even more living space with a large family room, wet bar, a fourth bedroom, a 4-piece bathroom, and ample storage. Additional features include main floor laundry, central air conditioning, a double attached garage (insulated and drywalled), vinyl fencing, landscaped yard, and a storage shed. Located in the heart of Ryders Ridge, you'll love being close to parks,

playgrounds, walking trails, schools, and all the amenities Sylvan Lake has to offer – all within walking distance. This home is move-in ready and built to impress – don't miss your opportunity to make it yours!