



GRASSROOTS
REALTY GROUP

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9 Rozier Close
Sylvan Lake, Alberta

MLS # A2266131



\$599,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Fridge, Stove, Dishwasher, Micro-Hood Fan, Blinds, Garage Door Opener and 1 Controller, TV Mount in Living Room, Gazebo, Storage Shed, Overhead Heater in Garage, Garage Cabinets, Central Vacuum & Attachments, AC unit, Reverse Osmosis System, Water Softener System,

Beautifully Updated 2-Storey with Space, Style & a Backyard Built for Entertaining. Welcome to this well-kept 2-storey home, perfectly situated on a manicured lot in a quiet close. Inside, you're greeted by an inviting open-concept main floor featuring a bright living area with a modern electric fireplace, ideal for cozy evenings. The spacious kitchen offers plenty of cabinetry, stainless steel appliances, and a central island that connects seamlessly to the dining space — perfect for family meals or entertaining guests. Upstairs, you'll find three generous bedrooms, including a large primary suite complete with a 4-piece ensuite and walk-in closet. The lower level is designed for versatility, featuring a wet bar, a 4-piece bathroom, and plenty of room to create a fourth bedroom, gym, or media space. Step outside to enjoy your private backyard oasis — a two-tiered composite deck with a gazebo, perfect for hosting summer BBQs or relaxing in the shade. The fenced yard is tidy and low-maintenance, with alley access and room for kids or pets to play. Additional features include main-floor laundry, updated flooring, A/C, new carpet on the stairs and vinyl plank on 2nd floor pls heated double attached garage. Located in a family-friendly area close to schools, parks, and Sylvan Lake's amenities, this home checks all the boxes for comfort, functionality, and lifestyle.