



GRASSROOTS
REALTY GROUP

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

**32 Reid Court
Sylvan Lake, Alberta**

MLS # A2273878



\$319,000

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Dishwasher, Microwave hood fan, Oven, refrigerator, washer/dryer, window coverings

Welcome to this well-kept 3-bedroom, 2-bathroom townhouse in the vibrant lakeside community of Sylvan Lake with absolutely no condo fees! This property is an outstanding opportunity for first-time buyers, young families, or investors seeking a low-maintenance home in a high-demand area. The main floor offers an inviting open-concept layout, complemented by stainless steel appliances in the kitchen. Upstairs, you'll find three comfortable bedrooms and a well-appointed full bathroom, making the home functional and family-friendly. The unfinished basement provides valuable potential—create a future rec room, additional bedroom, or enjoy it as ample storage space. Outside, the fully usable yard space and private deck offer the perfect setting for relaxing, hosting, or letting kids and pets enjoy the outdoors. Located close to schools, parks, shopping, and the lake, this townhouse delivers comfort, convenience, and exceptional value—without the extra monthly fees. A must-see for buyers looking to maximize affordability and potential!