



9, 4603 Ryders Ridge Boulevard  
Sylvan Lake, Alberta

MLS # A2276358



**\$325,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained end-unit townhouse in the lake community of Sylvan Lake, offering an ideal blend of comfort, functionality, and lifestyle. With 3 bedrooms, 2.5 bathrooms, an attached single garage, and a covered rear deck, this move-in-ready home is a fantastic opportunity for first-time buyers or savvy investors. The main floor features a bright, open-concept layout with durable laminate flooring, a spacious living area, and a well-designed kitchen that flows seamlessly into the dining space—perfect for everyday living or entertaining. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite. Recent updates include fresh paint and brand-new carpet throughout, creating a clean, neutral palette ready for your personal touch. The unfinished basement offers excellent potential for future development, adding long-term value and flexibility. As an end unit, this home benefits from extra natural light and added privacy, along with a covered rear deck ideal for relaxing or BBQing year-round. All appliances are included, even the washer and dryer—just move in or rent out with ease. Located in Sylvan Lake, enjoy year-round recreation, beaches, walking paths, and amenities—all while owning an affordable, low-maintenance home. Whether you’re entering the market or expanding your investment portfolio, this property is a must-see.