



**7 Rafferty Court
Sylvan Lake, Alberta**

MLS # A2279207



\$342,500

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

NO CONDO FEES! Affordable starter home or revenue property situated in the desirable location of Ryders Ridge in Sylvan Lake. This fabulous 2 Storey home boasts 3 bedrooms and 4 bathrooms with all the bells and whistles. This home is functional with a modern open concept design and a neutral color palette throughout. Kitchen is beautifully finished with white cabinets complimented with a tile back splash, stainless-steel appliances and a beautiful sit up island/coffee bar. Living and dining rooms are spacious and inviting with beautiful windows. Dining area overlooks the amazing backyard with direct access to the deck with a conveniently placed 2 pc bath off the back entrance. Upper floor features 2 fabulous bedrooms including the primary bedroom. Both bedrooms have an amazing walk-in closet and a 4pc ensuite. Basement is fully finished with a lovely family room, 3rd bedroom and another full 4pc bathroom perfect for any guest. Host summer family gatherings on the south facing deck and enjoy summer evenings in the fully landscaped and fenced yard with large gate to allow for additional parking. Also comes with beautiful large shed for your storage needs. Back alley is paved with gated access to the backyard. Close to schools, parks, walking trails, shopping and all the amenities Sylvan Lake has to offer.