



**12 Reid Court
Sylvan Lake, Alberta**

MLS # A2279927



\$319,900

Division: Ryders Ridge

Type: Residential/Other

Style: 2 Storey

Size: 1,257 sq.ft. **Age:** 2014 (12 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Alley Access, Off Street

Lot Size: 0.03 Acre

Lot Feat: Back Lane, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 28-38-1-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this well-maintained two-storey townhouse located in the highly desirable Ryders Ridge community of Sylvan Lake. This home offers three spacious bedrooms and a functional layout perfect for families, first-time buyers, or investors. The main level features a bright, open-concept design with a modern kitchen complete with stainless steel appliances, and ample cabinetry—ideal for everyday living and entertaining. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, providing plenty of room for a growing household. Enjoy outdoor living in your fully fenced backyard, perfect for kids, pets, or summer BBQs. The unfinished basement offers excellent potential for future development, allowing you to customize the space to suit your needs—whether it’s a family room, additional bedroom, or home gym. Situated in Ryders Ridge, this home is close to walking trails, schools, shopping, and all the amenities Sylvan Lake has to offer, while still being just minutes from the lake. A fantastic opportunity to own in one of Sylvan Lake’s most sought-after neighborhoods.