



GRASSROOTS
REALTY GROUP

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**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.