



GRASSROOTS
REALTY GROUP

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**39 Reynolds Road
Sylvan Lake, Alberta**

MLS # A2281420



\$399,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: NONE

IMMEDIATE POSSESSION AVAILABLE! Don't miss this 4 bedroom 3 bathroom bi-level in desirable Ryder's ridge subdivision...only a few blocks from the lake. This home is situated close to schools, shopping, all essential amenities, parks/playgrounds. As you enter the home from the southern facing front veranda you will be greeted by a spacious entry way with coat closet. Upstairs you will find 3 bedrooms on the main level, including a good size primary bedroom with 4 piece ensuite. The living room has plenty of natural light, laminate flooring and a vaulted ceiling. The kitchen has a centre island, built in pantry, dining area and comes complete with black stove/fridge(with water & ice)/dishwasher/microwave. Just through the garden doors off the dining room you will find a large deck overlooking the spacious fenced rear yard with parking pad. The basement is fully finished (except for flooring) and includes a large family room, bedroom, 4 piece bathroom and an area that could be framed in for a 5th bedroom or used as is as a games/craft area.