



GRASSROOTS
REALTY GROUP

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34 Rafferty Court
Sylvan Lake, Alberta

MLS # A2282433



\$339,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	N/A
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Don't miss the opportunity to explore this exceptional property, ideally situated within walking distance of schools and shopping. This spacious end-unit townhome features an expansive open-concept main floor, complete with a generous living room and dining area, along with a well-equipped kitchen that boasts a sit-up eating bar, stainless steel appliances, and plenty of cupboard and counter space. A conveniently located 2-piece powder room sits near the back door, which opens onto a ground-level deck and fenced yard—perfect for children and pets. Upstairs, you'll find an ideal layout for roommates, featuring two large bedrooms, including a remarkably spacious primary suite with a full four-piece en-suite bathroom and a walk-in closet. The second bedroom also includes a walk-in closet and is conveniently located across the hall from another four-piece bathroom. The basement remains undeveloped, presenting a blank canvas for your creative ideas, while currently serving as a great storage area, play zone, or workout space. This home is in excellent condition and ready for its new owner. Plus, as an end-unit property, it comes with no condo fees! What more could you wish for?