



**GRASSROOTS**  
REALTY GROUP

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85 Reynolds Road  
Sylvan Lake, Alberta

MLS # A2283230



**\$489,800**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached, Workshop in Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** NA

Spacious two-storey home with TRIPLE CAR GARAGE, ideally located close to parks, schools, and shopping. This well-appointed home features a welcoming covered front porch, large mudroom with laundry, and a versatile office or flex room near the entry. The open-concept main floor offers a bright living area and a chef-inspired kitchen with ample cabinetry, center island, and dining nook with access to the deck—perfect for summer BBQs—plus a convenient 2-piece bath. Upstairs includes a primary bedroom with walk-in closet and 4-piece ensuite, two additional good-sized bedrooms, and a full bath. The lower level provides a side entrance with access to both levels. Outside, enjoy a decent-sized yard and a triple-car garage with a divided space ideal for a man cave, workshop, or hobby room