



**37 Regatta Way
Sylvan Lake, Alberta**

MLS # A2289154



\$449,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	917 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Door Opener, Heated Garage, Insulated, Off Street, Ov		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Electric Fireplace, Garage Cabinets with orange handles, Hot Tub

Welcome to this beautifully maintained 4-bedroom, 2-bathroom detached home located in the highly sought-after Ryders Ridge community of Sylvan Lake. Perfectly situated close to schools, the lake, golf course, and scenic walking trails, this home offers an ideal blend of comfort, convenience, and lifestyle. This move-in ready home features central A/C and high-efficiency in-floor heating in the basement, providing year-round comfort. Numerous thoughtful updates have been completed, including a UV electronic furnace filtration system (2025), stove and microwave (2020), new front and back doors (2023), new primary bedroom window (2023), new kitchen and bathroom light fixtures (2025), blinds throughout (2021), new west-side fencing (2024), a 4' x 10' concrete pad in front of the garage (2024), deck staining (2021), roof maintenance completed in 2025, and motion detection lighting at both the back door and garage. The backyard is designed for relaxation and entertaining, featuring a gazebo with hot tub, while the oversized single detached garage is insulated and heated, complete with epoxy flooring your ultimate "Man Cave" or "She Shed" retreat! This space is perfect for a workshop, home gym, hobby zone, storage haven - simply your own private escape.. Located in one of Sylvan Lake's most desirable neighborhoods, this property is a fantastic opportunity for families, investors, or anyone looking to enjoy the best of what Ryders Ridge has to offer.