



**12 Rafferty Court
Sylvan Lake, Alberta**

MLS # A2290898



\$355,000

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: .

NO CONDO FEES!!! Fully Finished Townhouse on a Quiet Close in Ryders Ridge Perfect for first-time buyers, downsizers, or investors, this fully finished end-unit townhouse offers style, space, and an unbeatable location. Situated on a quiet close in desirable Ryders Ridge, this two-storey home features a bright open-concept main floor with modern colours, trendy design, and a cozy gas fireplace in the living room. The spacious kitchen is a standout with white cabinetry, upgraded stainless steel appliances, a fully tiled backsplash, and a large island with eating bar—ideal for entertaining or everyday living with separate dining area. Upstairs you’ll find a comfortable primary bedroom with walk-in closet and 4-piece bath, along with two additional bedrooms and a convenient linen closet. The fully finished basement adds even more living space with a large family room, an additional bedroom, and a 3-piece bathroom featuring a custom tiled shower. Step outside to your backyard oasis complete with a private deck and hot tub area—perfect for relaxing at the end of the day. Located within walking distance to schools, playgrounds, and all amenities, this move-in-ready home truly checks all the boxes!