



**4183 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2291850



\$679,900

Division:	Vista		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,600 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows

Inclusions: Shed, Shelving in Garage

Welcome to #4183 Ryders Ridge Blvd., Sylvan Lake! A Stunning 4 bedroom, 3 bathroom modified bi-level built by Edge Custom Homes. Offering stylish finishes, thoughtful upgrades, and fantastic indoor and outdoor living spaces, this home will not disappoint! Step inside to vinyl plank flooring throughout, upgraded lighting, modern ceiling fans, a stunning electric fireplace with shiplap feature wall adding that trendy flair, and soaring main floor ceilings for that wow factor! This inviting open concept floorplan is perfect for families and entertaining all in one! The kitchen is designed for both functionality and style with upgraded appliances, an upgraded backsplash, beautiful cabinetry, quartz counter tops, and plenty of workspace for everyday living and hosting. Upstairs and tucked away from the hustle and bustle of the house is the primary suite - a beautiful, tranquil retreat featuring a spacious bedroom, walk in closet, and a 5 piece spa inspired ensuite, complete with dual vanities, soaker tub and a 5ft shower. The lower level consists of a large family room, a very spacious laundry room, the 4th bedroom, and another 4 piece bathroom! Outside you will find a landscaped yard featuring vinyl fencing, a shed, deck with waterproof decking and stairs leading to a cement pad below—perfect for outdoor seating or entertaining, or a hot tub. Just across the street is also the park and playground in the Vista for the kids! In the winter this area doubles as a toboggan hill and ice rink too! It doesn't stop there! The OVERSIZED 22x27 HEATED garage includes convenient built-in shelving, providing excellent storage and organization, and dual overhead doors for that extra ease of parking. Additional features include a tankless hot water system, water softener, window coverings, a large laundry room, and modern finishes/fixtures throughout that make this home move-in ready and highly

desired! A perfect combination of style, comfort, and functionality, and a MUST SEE for anyone looking for a beautiful turn-key ready home. The location is also great! Shopping and schools are just down the road, Sylvan Lake's miles of walking paths and Disc Golf Course are just a very short walk away, and access to HWY 11 and HWY 20 are just a couple minutes away too!