



**16 Richfield Crescent
Sylvan Lake, Alberta**

MLS # A2294785



\$489,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Laminate Counters, Natural Woodwork, Pantry, Soaking Tub, Sump Pump(s)

Inclusions: Gazebo in back hyard; tv mount in main floor living room and basement family room. (TV's are excluded); buyer's can take over the security system or the sellers can take it with them

Some homes just feel right. This is one of those homes. Character where it counts. Less work and more living. Warm wood tones, a striking floor-to-ceiling stone fireplace, and custom woodwork throughout create a space that feels warm and welcoming from the moment you walk in. The dining area is enhanced with built-in hardwood cabinetry, and the kitchen is designed for real life — featuring a gas range, stainless appliances, a walk-in pantry, and a dedicated coffee bar that quickly becomes part of your daily routine. The layout flows naturally between kitchen, dining, and living spaces, making it easy to live in and easy to host. Upstairs offers three bedrooms, including a comfortable primary retreat with its own ensuite and dual vanity, along with a full main bathroom. Downstairs, the home continues seamlessly. The fully finished basement matches the quality and style of the main floor, offering a versatile rec space ideal for movies or games, an additional bedroom, and a standout 5-piece bathroom complete with dual vanity and a custom glass and tile shower. A dedicated laundry area adds to the functionality. Outside, everything has already been taken care of. The yard is designed for low-maintenance living, with an extended deck, gazebo, gas line for BBQ, and artificial turf that keeps the space clean, usable, and ready to enjoy. The newer double detached garage with 10-foot walls adds flexibility for parking, storage, or workspace — a feature that sets this property apart. Tucked into a quiet crescent in Ryder's Ridge, close to schools, shopping, and Sylvan Lake's amenities, this home offers a rare combination of character, completion, and everyday ease.