



GRASSROOTS
REALTY GROUP

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73 Valli Close
Sylvan Lake, Alberta

MLS # A2294798



\$239,900

Division: Vista

Lot Size: 0.15 Acre

Lot Feat: Backs on to Park/Green Space, Rolling Slope, See Remarks, Sloped Do

By Town: -

LLD: 28-38-1-W5

Zoning: R1A

Water: -

Sewer: -

Utilities: -

Welcome to an exceptional opportunity to build your dream home in one of Sylvan Lake's most desirable and upscale communities - Ryders Ridge. Located at 73 Valley Valli Close, this premium walkout lot is perfectly positioned on a quiet, well-established close surrounded by beautiful, high-end homes, offering an ideal setting for those seeking luxury, tranquility and a strong sense of community. With very few lots remaining in this sought-after area, this is truly a rare find. Measuring an impressive 15.24 meters wide by 40 meters deep, this spacious lot provides ample room to design and build a stunning custom home tailored to your lifestyle. The walkout configuration allows for endless architectural possibilities, including a bright and open lower level with large windows, additional living space and seamless access to your backyard. Whether you envision a modern masterpiece, a timeless family home, or a luxurious retreat, this lot offers the perfect canvas to bring your vision to life. One of the most outstanding features of this property is its incredible location backing onto serene green space owned by the Town of Sylvan Lake. Enjoy added privacy and picturesque views of a charming pond, mature trees and beautifully maintained walking trails right out your back door. This natural setting creates a peaceful and scenic backdrop that can be appreciated year-round, making it ideal for morning walks, evening relaxation, or simply enjoying the beauty of nature from your future deck or patio. Situated in the highly desirable Ryders Ridge neighborhood, this lot offers convenient access to schools, parks, shopping, and all the amenities Sylvan Lake has to offer. The area is known for its quality homes, family-friendly atmosphere, and close proximity to the lake, making it one of the most attractive places to live in Central Alberta. Whether you are raising a family, retiring in comfort, or investing in a premium location, this property checks all the boxes. Immediate possession is available, allowing you to start planning and building without delay. Opportunities like this - combining location, size, views, and prestige - do not come along often. Secure your place in this exceptional community and build the home you have always dreamed of.