



**4143 Ryders Ridge Boulevard  
Sylvan Lake, Alberta**

**MLS # A2297907**



**\$418,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Appliances and window coverings (as is)

Welcome to this beautifully maintained home in the heart of Sylvan Lake, perfectly situated just moments from the beach, schools, and shopping. This property offers an exceptional blend of comfort, style, and convenience. This home has an open concept floor plan filled with an abundance of natural light, highlighted by large windows that create a bright and inviting atmosphere throughout. The home features high end finishes and thoughtful design elements that elevate every space. Upstairs, you'll find generously sized well appointed bedrooms, offering both comfort and functionality for families of all sizes. The convenience of upper level laundry adds to the home's practical layout. Outside, enjoy a nicely sized yard—perfect for relaxing, entertaining, or letting the kids play. The single attached garage provides added convenience and year round protection for your vehicle. This is a fantastic opportunity to own a stylish, practical and modern home.