



**8 Ross Close  
Sylvan Lake, Alberta**

**MLS # A2298687**



**\$359,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,314 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, dishwasher, over the top microwave, washer, dryer, garage door opener, window coverings

3-bedroom, 1 1/2-bathroom townhouse in Sylvan Lake, Alberta. This two-storey home features a front attached single garage, an open-concept main floor with kitchen, dining area, and living room, plus a 2-piece bath. Upstairs includes a primary bedroom with walk-in closet, two additional bedrooms, and a 4-piece bath. The unfinished basement offers 483 square feet of future development potential with laundry and storage already in place. The best part: a large, fully fenced backyard, perfect for kids, pets, and summer entertaining. Walking distance to schools and shopping makes the daily routine simple. Strong rental demand in this Sylvan Lake neighbourhood makes it a smart pick for investors too. First-time buyers get a move-in ready home in a fiercely local community with everything they need close by.