



9, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2298725



\$319,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully maintained end-unit townhouse for sale in Sylvan Lake, one of Central Alberta's most sought-after lake communities, offering a perfect blend of affordability, comfort, and investment potential ideal for first-time home buyers, downsizers, or real estate investors; this 3-bedroom, 2.5-bathroom townhouse with an attached single garage features a bright open-concept main floor with durable laminate flooring, large windows, and a functional layout that seamlessly connects the modern kitchen, dining area, and spacious living room—perfect for everyday living and entertaining, while upstairs you'll find three generously sized bedrooms including a primary suite with a walk-in closet and private 4-piece ensuite; recent updates such as fresh paint and brand-new carpet throughout create a clean, move-in-ready space that appeals to both homeowners and tenants, and the unfinished basement provides excellent potential for future development to add long-term value; as an end unit, this home offers extra natural light, enhanced privacy, and fewer shared walls, along with a covered rear deck ideal for year-round BBQing and outdoor relaxation, plus all appliances are included—including washer and dryer—for added convenience; located just minutes from Sylvan Lake's beaches, marina, walking paths, schools, and shopping, this low-maintenance property delivers year-round lifestyle appeal in a thriving lake community, making it an excellent opportunity whether you're re-entering the market or expanding your real estate portfolio.