



**11 Rowberry Court
Sylvan Lake, Alberta**

MLS # A2300330



\$409,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Driveway, Garage Door Opener, Single Ga		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Interior Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Garage Door Opener

This upgraded townhome checks a lot of boxes, and the lot seals the deal. A big, pie-shaped southwest-facing yard with a large deck and stamped-concrete pad means genuine outdoor living space, and with rear lane access and room for RV/BOAT parking, there is real practicality behind the curb appeal. Fully fenced including gate, a flourishing lawn, and a garden spot with excellent growing conditions round out the backyard story. The home itself has a modern, country feel with stone and wood accents and earthy green siding. Inside, the thoughtful upgrades make daily life noticeably more comfortable. A mini-split wall-mounted air conditioning unit keeps the main floor comfortable year round. Custom shutters are installed throughout, the kind that make a real difference for sleep and light control. Smart home features tie lights, fans, and cameras together and put control right on your phone. The main floor has an open feel with architectural interest through arched details and decorative ledges. Upstairs, three good-sized bedrooms include a primary with a walk-in closet and 3-piece ensuite. No condo fees and no condo bylaws to navigate. The location adds even more to the picture with easy access to paths and green space right out your back gate. Memorial Drive and the highway are both close by, and everyday amenities like grocery, banking, and restaurants are minutes away. The NexSource Centre, downtown, and the beach are also within easy walking distance. First-time buyers or growing families looking for a well-maintained, move-in-ready home with a spacious yard will want to take a look.