



**9 Ross Close
Sylvan Lake, Alberta**

MLS # A2300548



\$374,900

Division:	Ryders Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,302 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Level, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: BBQ (as-is)

Welcome to 9 Ross Close, Sylvan Lake! This beautiful end-unit townhouse offers the perfect blend of modern convenience and family-friendly living. With 3 spacious bedrooms and 1.5 bathrooms, this home is ideal for families, first-time buyers, or anyone looking for more space and privacy. The open floorplan is bright and inviting, featuring updated flooring throughout the kitchen, dining room and living room and neutral paint that gives the home a clean, contemporary feel. The large living room offers plenty of space to relax or entertain, while the cozy dining area creates an intimate setting for everyday meals. The kitchen is equipped with ample cabinet space, a pantry, and a window overlooking the fenced backyard. Upstairs, you'll find a generous primary bedroom with a large walk-in closet, two additional bedrooms, and a 4-piece bathroom. Situated on a large pie-shaped lot, this home boasts extra windows for plenty of natural light and a fenced backyard—ideal for kids or pets. The spacious yard also offers excellent potential for a future detached garage or RV parking. The attached single garage provides ample space for your vehicle and storage. Located in a quiet, family-friendly neighborhood, this home is just minutes from Sylvan Lake, shopping, restaurants, and all the amenities you need. Don't miss out on this fantastic opportunity to own a move-in-ready townhouse in one of the most desirable areas in Sylvan Lake!