



**#15, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2301282



\$374,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Electric Fireplace, washer, Dryer, Garage Door Opener & 1 Controller

Beach House Living at the Lake! Welcome to this beautifully fully finished 3-bedroom, 4-bathroom townhouse in the heart of Sylvan Lake—complete with an attached single garage, charming curb appeal, and just minutes from all the lakefront action. Whether you're a first-time buyer, downsizer, or investor, this home offers the perfect blend of comfort, affordability, and long-term potential. Step inside to a well-maintained main floor featuring a bright and functional kitchen with ample counter space and cabinetry. The spacious dining area easily accommodates a variety of table sizes and opens onto a private back deck—ideal for BBQs and entertaining. The inviting living room is the perfect place to relax, highlighted by a cozy electric fireplace. A stylish and conveniently located 2-piece bathroom completes the main level. Upstairs, you’ll find three generous bedrooms, including a comfortable primary suite with a walk-in closet and a private 4-piece ensuite. An additional full 4-piece bathroom and plenty of linen storage add to the upper level’s practicality. The fully developed basement offers even more living space with a large family room, a 3-piece bathroom, and laundry area—perfect for guests or growing families to give them their own space. Recent updates include fresh paint, countertops, vinyl plank flooring, baseboards and trim, tile, modern lighting, and four high-efficiency toilets—providing a move-in ready experience with peace of mind. Located just minutes from the beach, marina, restaurants, schools, coffee shops, shopping and walking trails and more. This low-maintenance property delivers year-round lifestyle appeal in a vibrant lake community. Don’t miss your chance—quick possession available!