



**38 Regatta Way
Sylvan Lake, Alberta**

MLS # A2304839



\$439,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	975 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, None, Off Street, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Combination, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Shed

Welcome to this beautifully updated bi-level in desirable Ryders Ridge. This home offers a bright and inviting layout with an abundance of natural light throughout. The main floor features two bedrooms and a recently updated bathroom that includes a walk in shower. The fully developed walkout basement includes in floor heating, a large family/rec room, an additional bedroom, and a full 4-pc bathroom - perfect for guests or extra living space. Recent upgrades provide peace of mind, including new furnace and A/C (2025), hot water tank (2020), water softener (2025), fresh paint throughout, and all brand new appliances. Step outside and enjoy the fully landscaped and fenced backyard, featuring a covered concrete patio, upper deck, and convenient gas hookup - ideal for outdoor entertaining. A shed and rear parking add extra functionality. Located in a great neighborhood close to parks and amenities, this move-in ready home is a fantastic opportunity.