



**11, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2136040



\$265,000

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

3 BDRM, 3 BATH 2-STOREY TOWNHOME IN RYDERS RIDGE ~ ATTACHED GARAGE ~ CLOSE TO ALL AMENITIES ~ Covered front entry leads to tiled foyer ~ Open concept main floor layout complemented by 9 ft ceilings that offer a feeling of spaciousness ~ The kitchen has a functional layout and offers an abundance of dark stained oak cabinets with crown moldings plus pots and pan drawers, ample counter space, full tile backsplash, wall pantry, lowered eating bar and opens to the dining space with large picture window ~ The living room has garden door with access to the rear covered deck ~ Two piece main floor bathroom ~ The spacious primary bedroom can easily accommodate a king size bed plus furniture, has large walk in closet and 4 piece ensuite ~ 2 additional bedrooms are both a generous size and are conveniently located next to a 4 piece bathroom ~ The basement has 9ft ceilings, laundry and rough in plumbing for bathroom, is currently unfinished, and could easily accommodate a large family room and/or 4th bedroom ~ Maintenance free living with low condo fees that include exterior insurance, exterior maintenance, landscape and snow removal, reserve fund contributions and professional management ~ Single attached garage with drywall and insulation plus a driveway for additional parking and conveniently located visitor parking ~ Located in desirable Ryders Ridge, close to all amenities including multiple shopping plazas with all amenities, multiple schools, parks, playgrounds and walking paths with easy access to downtown and highway access.