



**#203, 45 Reid Court
Sylvan Lake, Alberta**

MLS # A2137404



\$209,000

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	1 and Half Storey		
Size:	925 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: None

Features: Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 255

LLD: -

Zoning: R3

Utilities: -

Inclusions: Fridge, stove, built in dishwasher & microwave, washer & dryer, blinds

Designed for easy living this meticulously maintained condo is in the sought-after Ryders Ridge Boulevard. Designed for easy living, this upper level home is bright & offers a blend of comfort and simplicity. Spacious rooms and a well-thought-out layout with two bedrooms and a full bath and a separate laundry room. The kitchen has numerous dark, rich cabinetry, large island doubling as an eating area open to the living room. Off the kitchen is a balcony. Freshly painted and new carpets, this home is ready for you to make it your own. Pets are allowed with restrictions and approval.