



**#103, 45 Reid Court
Sylvan Lake, Alberta**

MLS # A2141084



\$209,000

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	863 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

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

Designed for easy living this ground level townhouse condo is in the sought-after Ryders Ridge Boulevard. Designed for easy living, this bright home 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. This unit has storage space and in-floor heat. Corner unit. Steps to the green space. Pets are permitted with approval.