



**4396 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2146138



\$699,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, RV Access		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lake, Landscaped, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Pride of ownership in Ryders Ridge! This immaculate 4 bedroom, 3.5 bath home exudes character throughout! The covered front porch is the perfect place to greet visitors to this charming home. Come on in to the bright and spacious front entry, with large front closet. The entry leads to the well appointed living room, with gas fireplace for cozy nights in the winter, and opens up to the spacious dining area and kitchen - lots of counter space for the cook in the family, with stainless steel appliances... all in pristine condition! The back deck is conveniently located off the dining area for family BBQ's on your fabulous two level deck with Natural Gas Hook up. This BIG fully fenced back yard has been designed with privacy and low maintenance upkeep in mind. HUGE paved RV parking, with power. Also a shed for yard tools and deck furniture storage as well as a dedicated area for having a fire with family and friends or playing games. The main floor also has the laundry room, conveniently located by the back entry from the garage, so it is easy to load up the washer when you come in from camping or other activities. Back laundry room is spacious enough for all the kids shoes and coats. The double attached garage is HEATED and plenty of room for both vehicles and all the extra "stuff". You will also find a front office, perfect for working from home and a centrally located half bathroom rounds out this main floor. Head on upstairs to find a spacious primary bedroom with full ensuite w/ luxurious corner tub and large walk in closet. Full bathroom and two good size bedrooms as well upstairs. The basement with IN FLOOR HEATING, has been recently just been redone. Here you will find another good sized bedroom and large full bathroom. This basement is perfect for entertaining with the wet bar complete with beverage fridge, centrally located in this

incredible space! Large TV area with beautiful built in cabinetry and new vinyl plank flooring. So many more ADDITIONAL FEATURES that include; A/C, Underground Sprinkler System, Alarm System that includes Security Cameras in front and back, Touch pad Radio Controls and in Ceiling Speakers - an entertainer's dream! Central Vacuum and attachments and so much more! This home is move in ready! Make your appointment to see this beautiful home today!