



**GRASSROOTS**  
REALTY GROUP

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**17, 4603 Ryders Ridge Boulevard  
Sylvan Lake, Alberta**

**MLS # A2211900**



**\$349,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Sump Pump(s)		

**Inclusions:** wooden shelves in garage, metal frame floating shelves in master

Welcome to carefree living in Carriage Gate Villas! Discover this beautifully maintained end-unit townhome located in the desirable community of Ryders Ridge. This spacious and thoughtfully designed home offers the perfect blend of comfort, convenience, and low-maintenance living. With lawn care and snow removal included, you can spend more time enjoying life and less time on chores. Step inside the bright main level, where the kitchen, dining, and living areas flow together—ideal for entertaining guests or enjoying cozy family gatherings. Upstairs, you’ll find two generously sized bedrooms and a primary retreat complete with a full ensuite bathroom and walk-in closet—your personal sanctuary at the end of the day. An additional full bathroom completes the upstairs. The fully finished basement offers incredible versatility...a home office, movie room, playroom, or fitness space. You’ll also find another full bathroom and storage space. Located within walking distance to schools, parks, walking trails, shopping, restaurants, and other amenities, this home is perfect for young families, busy professionals, or those looking to downsize without compromising lifestyle.