

\$409,900 - 1 Richfield Crescent, Sylvan Lake

MLS® #A2070136

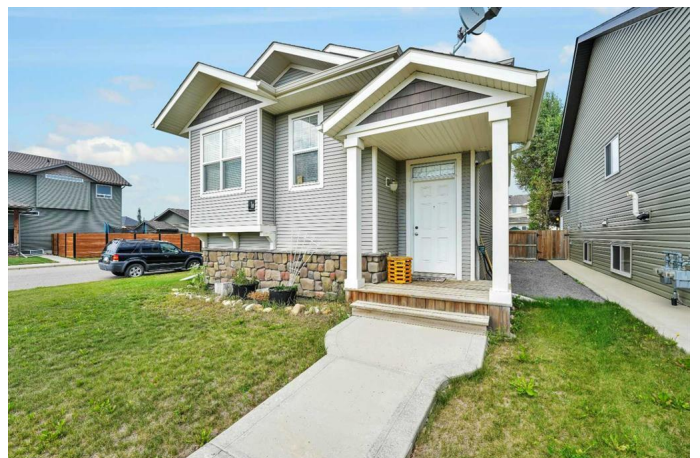
\$409,900

3 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to your dream investment property in the sought-after Ryders Ridge neighbourhood of Sylvan Lake! This legally suited house offers the perfect combination of comfortable living and an excellent income opportunity. With a 2-bedroom suite upstairs and a 1-bedroom basement suite, you can generate rental income while enjoying the benefits of homeownership. Step into this bright spacious and inviting main living area where you'll find ample room to relax and entertain. The bright and airy atmosphere creates a warm ambiance, making it the heart of the home. The well-appointed kitchen is perfect for whipping up culinary delights. It boasts ample storage, and a convenient layout to make cooking a pleasure. Three generous-sized bedrooms ensure that everyone has their own personal retreat. Whether it's a family member or a tenant, they'll appreciate the comfort and privacy these rooms provide. The upstairs 2-bedroom suite and the basement 1-bedroom suite offer a fantastic income opportunity. Let the rental income help you with your mortgage payments or build your investment portfolio. Enjoy the fenced backyard, ideal for hosting gatherings, gardening, or letting pets roam freely. Situated within walking distance to grocery stores, playgrounds, and scenic walking paths, this home offers unparalleled convenience. You'll love the ease of access to amenities and recreational opportunities nearby. Don't miss this incredible chance to invest in your future while embracing the



serenity of Sylvan Lake living. Whether you're a savvy investor or a family seeking a dual living arrangement, this property ticks all the boxes.

Built in 2011

Essential Information

MLS® #	A2070136
Price	\$409,900
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1 Richfield Crescent
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0J8

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home			
Appliances	Dishwasher,	Microwave,	Refrigerator,	Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air			

Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2023
Date Sold	October 25th, 2023
Days on Market	85
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.