

\$369,900 - 9 Regatta Way, Sylvan Lake

MLS® #A2089490

\$369,900

3 Bedroom, 3.00 Bathroom, 1,006 sqft

Residential on 0.09 Acres

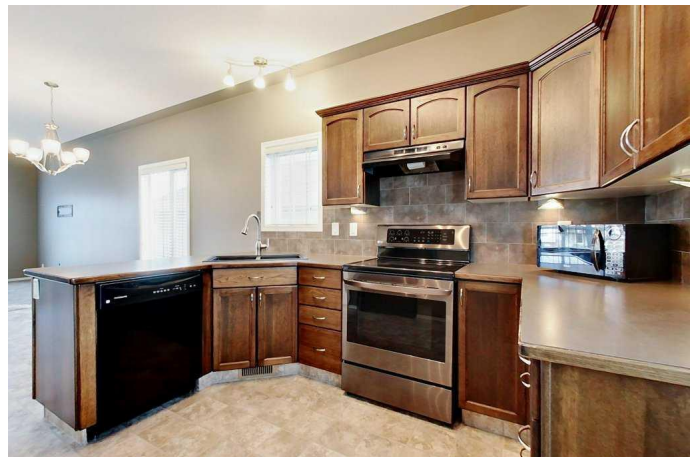
Ryders Ridge, Sylvan Lake, Alberta

FIRST TIME BUYER, SNOWBIRD, DOWNSIZER, INVESTOR - This beautiful 1006sqft bi-level checks off all the boxes! Beautifully kept with pride of ownership being very evident. 3 bedroom, 3 bath including a large master bedroom with a 4 piece ensuite along with an extra bedroom and 4 piece bathroom. Beautiful kitchen boasting loads of cabinets, all appliances, tiled backsplash, and pantry. Large dining room and living room for all your entertaining needs. including tons of natural light. The basement is fully finished including large kitchen/wet bar, extra bedroom, 4 piece bathroom, large great room, and laundry room. In-floor heat and a seperate entrance is perfect for a mortgage helper/mother-in-law suite. New hot water tank was installed in 2021. The back deck is a perfect spot to visit while overlooking the fully fenced, fully landscaped backyard with oversized car gravel parking pad, stamped concrete, and nice landscaping.....with back alley access! You won't want to miss this exceptional property.

Built in 2012

Essential Information

MLS® #	A2089490
Price	\$369,900
Sold Price	\$365,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,006
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	9 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0E9

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2023
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Date Sold	October 26th, 2023
Days on Market	2
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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