

\$399,900 - 31 Richfield Crescent, Sylvan Lake

MLS® #A2099672

\$399,900

4 Bedroom, 3.00 Bathroom, 1,097 sqft

Residential on 0.12 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to an excellent family home! This exceptional property offers the perfect blend of style, functionality, and comfort. With 2 bedrooms on each level, 2 full baths, and 1 ensuite bath, your family will have plenty of space to grow, relax, and make unforgettable memories.

Step inside and be captivated by the modern feel of this home. The stainless steel appliances in the kitchen sparkle, and the washer and dryer ensure that laundry day is a breeze. Experience the luxury of walking on vinyl plank flooring, which not only adds a touch of elegance but is also easy to clean and maintain. Say goodbye to chilly toes with the delightful addition of infloor heating running in the lower level.

Imagine hosting gatherings and entertaining loved ones in the spacious living areas, adorned with 9-foot ceilings on both levels. Natural light flows effortlessly through the blinds, creating a warm and inviting atmosphere.

But wait, there's more - step outside and prepare to be amazed. This property boasts a nice sized backyard, perfect for kids to run around and play to their hearts' content. Three car parking spaces are available in the alley, and the added bonus of being able to build a sizeable detached garage. Whether it's storing your vehicles or pursuing your hobbies, the possibilities are limitless.

Located in a desirable neighborhood, convenience and tranquility are at your



fingertips. Proximity to schools, parks, shopping centers, and major transportation routes make this location a prime choice for families seeking the perfect balance between suburban bliss and urban access.

Built in 2015

Essential Information

MLS® #	A2099672
Price	\$399,900
Sold Price	\$388,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,097
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	31 Richfield Crescent
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0K1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Vinyl Windows
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas

Cooling	None
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	March 8th, 2024
Days on Market	64
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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