

\$579,900 - 4187 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2099830

\$579,900

3 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.13 Acres

Vista, Sylvan Lake, Alberta

Welcome to your dream home in Sylvan Lake! This exquisite 2-story property is packed with amazing features and is waiting for you to move in. With quick possession available, you won't want to miss out on the opportunity to make this your forever home. Step inside and be captivated by the open concept floor plan that instantly creates a warm and inviting atmosphere. The island kitchen with a walk-in pantry is perfect for those who love to cook and entertain. Imagine hosting family and friends in the spacious dining area, with sliding glass doors that lead to your own private deck. The great room is the heart of the home, boasting a stunning 50" linear electric fireplace that adds both sophistication and coziness. Picture yourself curling up here on a chilly winter night, or gathering with loved ones for movie nights and game days. The double foyer closets provide ample storage space for all your needs. Make your way upstairs and discover the luxurious primary bedroom. This spacious retreat features an ensuite with a 5 ft shower and double sinks, offering a spa-like experience right in the comfort of your own home. The walk-in closet with wire shelving ensures that your clothes and accessories are neatly organized. Two additional bedrooms provide plenty of space for family members or guests, each with large closets for all their belongings. The full 4-piece bathroom on this level is conveniently located near the bedrooms. No need to carry laundry up and down the stairs - the upper floor also includes



a laundry room complete with cabinetry, counter space, and a window for natural light. The lot this home sits on is truly exceptional. With a reverse pie shape and a frontage of 44' and a rear of 36.5', there is plenty of room for outdoor activities and entertaining. And the best part? You're just across the street from a green space with a pond, walking trails, and a playground. Enjoy the beauty of nature right at your doorstep. Additional features of this home include quartz countertops in the kitchen and bathrooms, shaker-style cabinet doors, and a stunning color scheme of white kitchen cabinets with a dark blue island and vanity cabinetry. The luxury vinyl flooring on the main floor, all bathrooms, and the laundry area is not only beautiful but also durable and easy to maintain. The exterior of the home is just as impressive. From the metal rail on the front veranda to the covered rear deck with metal rail and privacy glass, no detail has been overlooked. The fully fenced and sodded yard provides both privacy and a safe space for children and pets to play. With limited lifetime architectural shingles, a 16' wide by 9' high garage door with insulation and thermal pane windows, a garage man-door, and a transom window over the front door, the attention to quality and craftsmanship is evident. Builder can finish the basement so its included in the purchase.

Built in 2023

Essential Information

MLS® #	A2099830
Price	\$579,900
Sold Price	\$568,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,513
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4187 Ryders Ridge Boulevard
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0T3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

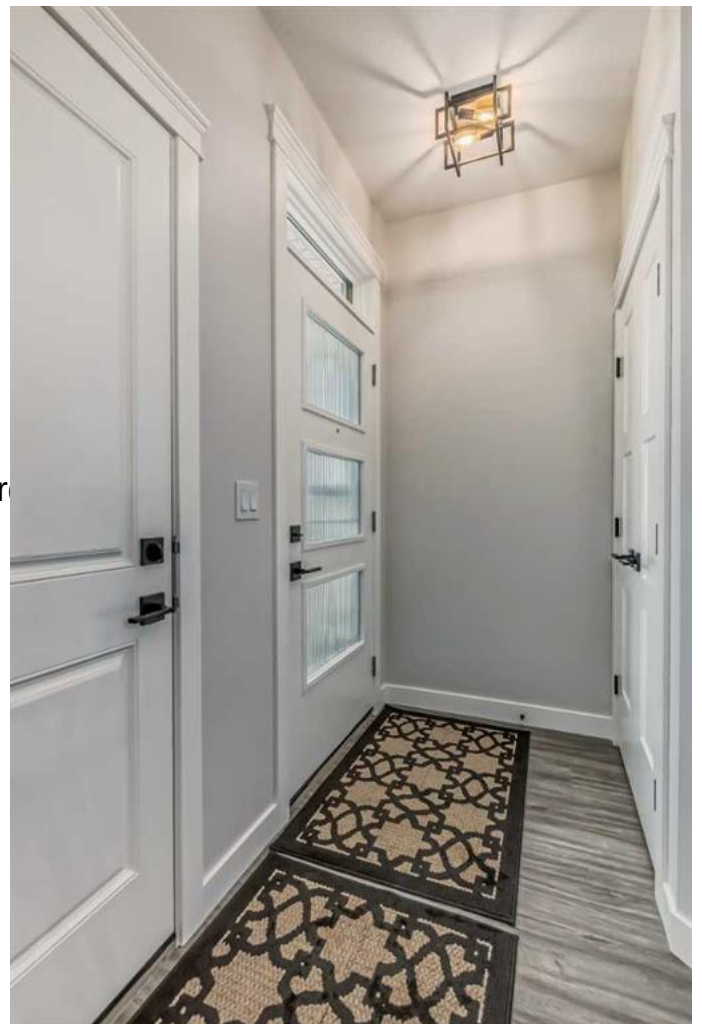
Interior

Interior Features	Kitchen Island
Appliances	See Remarks
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information



Date Listed	January 4th, 2024
Date Sold	April 12th, 2024
Days on Market	99
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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