

\$649,900 - 80 Rozier Close, Sylvan Lake

MLS® #A2114944

\$649,900

5 Bedroom, 4.00 Bathroom, 2,761 sqft

Residential on 0.24 Acres

Ryders Ridge, Sylvan Lake, Alberta

NEED MORE ROOM FOR THE FAMILY? ~ 3,900+ sq ft LIVING SPACE ~ 10,000+ sq ft LOT ~ 2 GARAGES w/RV PARKING ~ Here's your opportunity to call this family friendly home your own! Nestled in the sought-after Ryders Ridge community, this spacious 2-storey residence fulfills every item on your dream home checklist. Set on a massive lot spanning over 10,000 sq ft, this property boasts not only an attached 26 ft x 24 ft garage but also a detached 16 ft x 20 ft garage and RV Parking, providing ample storage for all your needs. ~ Step inside this spacious 5-bedroom, 4-bathroom home, offering over 3,900 sq ft of space for everyone in the family. As you enter, you'll be greeted by soaring ceilings, flooded with natural light from numerous windows, a tiled entryway, and a generous living room. The kitchen is a chef's delight with granite countertops and newer stainless appliances featuring a gas stove. ~ Retreat to the primary suite, complete with a spacious walk-in closet and a lavish 5-piece ensuite featuring a jetted tub, offering the ultimate relaxation experience. The fully finished basement adds additional living space, including a large family room with a wet bar, perfect for unwinding, and two more bedrooms, one of which boasts a walk-in closet. ~ Enjoy the convenience of main floor laundry, comfortable air conditioning, and in-floor heating in the basement. Outside, the backyard is fully fenced, providing ample space for your RV, boat, and more. ~ With an



abundance of space both inside and out, this home has room for everyone in the family. Don't miss out on the opportunity to make cherished memories in this extraordinary residence!

Built in 2008

Essential Information

MLS® #	A2114944
Price	\$649,900
Sold Price	\$645,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,761
Acres	0.24
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	80 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B7

Amenities

Parking Spaces	3
Parking	Double Garage Attached, RV Access/Parking, See Remarks, Single Garage Detached

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island
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Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Playground
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 29th, 2024
Days on Market	15
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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