

\$548,000 - 9 Rosse Place, Sylvan Lake

MLS® #A2118142

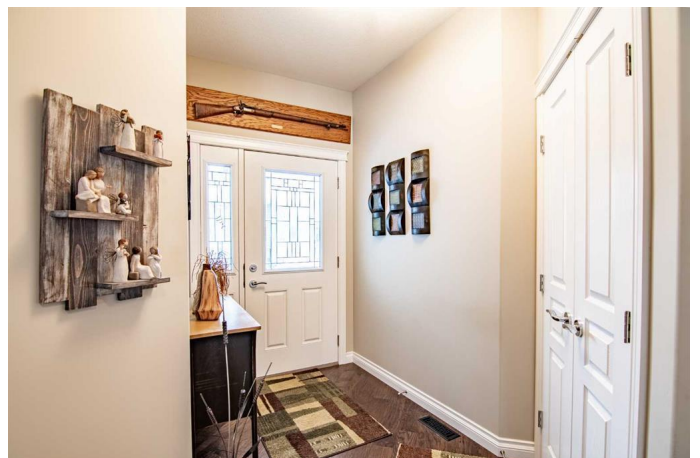
\$548,000

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this executive home located in a friendly cul-de-sac of Ryder's Ridge, where neighbours gather in the local common picnic area. This 4 bedroom bungalow exudes elegance and sophistication at every turn. As you step inside, you are greeted by engineered hardwood floors that flow seamlessly throughout the home. The main level has a gourmet kitchen, featuring granite counters, custom wood cabinets adorned with crown molding, and a large eat-up island complete with built-in wine racks, perfect for both casual dining and entertaining guests. The open-plan design seamlessly connects the kitchen to the inviting living area and dining area. Downstairs highlights a second very large gathering space featuring a cozy electric fireplace framed by custom cabinets, and in-floor heating. The primary suite is a true retreat, offering a walk-in closet and five-piece ensuite bathroom, complete with a soaking tub and a separate shower. Two additional full guest bathrooms ensure convenience and privacy for family and visitors. Step outside to your private, large back deck, featuring an expandable awning for added comfort during outdoor gatherings. The vinyl white fence encloses the spacious 5,536 sq/ft yard, providing both privacy and aesthetic appeal, while the fire pit area offers the perfect spot for cozy evenings. Other notable features include a thoughtfully designed exposed aggregate driveway, heated floors in the garage, grated gutter system for efficient drainage, and a



composite front porch that adds to the property's curb appeal. With custom blinds, custom pull-out drawers in the pantry, central air conditioning and large windows throughout, this home is designed to exceed expectations. Located behind the property is a natural green space with a walking path for easy access to the local trail system.

Built in 2015

Essential Information

MLS® #	A2118142
Price	\$548,000
Sold Price	\$548,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,189
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	9 Rosse Place
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G3

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Street Lighting, Pie Shaped Lot
Roof	Asphalt
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	May 24th, 2024
Days on Market	58
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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