

\$519,000 - 18 Rozier Close, Sylvan Lake

MLS® #A2118281

\$519,000

3 Bedroom, 3.00 Bathroom, 1,276 sqft

Residential on 0.12 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this fully finished modified bi-level style home, located in prestigious Ryders Ridge at Sylvan Lake. This is a one owner home and the pride of ownership is evident. Walk into the home and enjoy the grand entrance offering high ceilings and a visual of the main floor complimented with the vaulted ceilings and an open floor plan. The beautiful kitchen offers plenty of cabinets and counter space and is open to the dining room and living room, making it a great space to entertain your friends or spend time with the family. It offers an extra-large pantry and finished off with a high end appliance package, including a gas stove. The living room is a great size and a perfect spot to relax and enjoy the gas fireplace and some TV time. There is a good-sized bedroom on the main floor. On the upper level, you will find the primary suite which is massive and offers a large walk-in closet and 'spa like' ensuite with a large walk-in tiled shower. The home offers an abundance of large windows throughout that let the natural light soar through, making it a bright and sunny home. Off the dining area, walk out into the beautiful, enclosed deck, finished off with extra large windows that slide open, and a vaulted sunshine ceiling completed with a composite decking (found on both the front & back decks) and further is an open deck for the BBQ season. The yard is landscaped, fenced with a shed and finished off with underground sprinklers (front & back). The lower level is completely developed and



offers a large recreation room, perfect for a pool table or a great space for teenagers to spend time with friends, a good-sized bedroom, full bathroom and plenty of storage and completed with underfloor heat. A great location, which is close to schools, parks, shopping, dining and more !

Built in 2008

Essential Information

MLS® #	A2118281
Price	\$519,000
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	18 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B8

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan
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Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 25th, 2024
Days on Market	29
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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