

\$799,900 - 6 Regal Court, Sylvan Lake

MLS® #A2133414

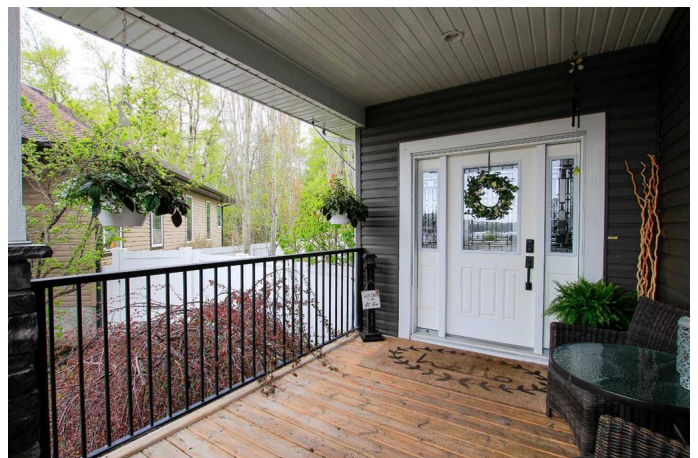
\$799,900

4 Bedroom, 4.00 Bathroom, 2,063 sqft

Residential on 0.22 Acres

Ryders Ridge, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BED, 4 BATH
CUSTOM BUILT 2-STOREY ~ TWO
OVERSIZED GARAGES PLUS GATED RV
PARKING ~ LARGE PIE LOT WITH NO
NEIGHBOURS BEHIND ~ Pride of ownership
is evident in this original owner home loaded
with upgrades ~ Covered front veranda
welcomes you and leads to large foyer with a
built in bench and shiplap feature wall ~ Open
concept main floor layout complemented by
hardwood flooring and high ceilings offers a
feeling of spaciousness ~ The living room
features floor to ceiling windows that overlook
the back yard and is centred by a cozy gas
fireplace with stone accents ~ The stunning
kitchen offers an abundance of dark stained
cabinets, endless granite countertops
including an island with an eating bar and
pendant lights above, full tile backsplash,
stainless steel appliances including a brand
new fridge and dishwasher, more large
windows overlooking the backyard, and a
corner pantry ~ Easily host family gatherings in
the dining room that offers garden door access
to the two tiered deck and park like backyard ~
2 piece main floor bath ~ Mud room with
access to the attached garage has a built in
bench ~ Open staircase leads to the upper
level bonus room with vaulted ceilings, large
windows, built in shelving, surround sound and
another stone accented gas fireplace ~ The
private primary bedroom with vaulted ceilings
can easily accommodate a king size bed and
furniture, has a spacious walk in closet with



built in organizers and a spa like 5 piece ensuite with a corner air tub, walk in shower and granite vanity with dual sinks ~ Conveniently located laundry is just off the primary bedroom ~ 2 additional bedrooms are both a generous size and share a 4 piece bathroom ~ The basement is fully finished and features a family room ~ Other great features include; Central air conditioning, 9ft ceilings, operational in floor heat, upgraded lighting throughout, wired for sound with built in speakers, new hot water tank in 2022 ~ Double attached garage is insulated, finished with drywall, has two oversized doors and is roughed in for heat, and has a man door to a fenced in dog run ~ Heated double detached garage has 220V wiring, a man door to the backyard and overhead door to the alley ~ Gated RV parking beside the detached garage ~ The beautiful backyard oasis is overlooking mature trees, has a huge two tiered deck, multiple garden beds with crushed rock and concrete ending that are loaded with shrubs and perennials, a fire pit area, tons of yard space (room for a skating rink or pool), and access to the walking trail just behind ~ Excellent location; end of a quiet cul-de-sac, walking distance to multiple schools, parks and playgrounds, and multiple shopping plazas with all amenities.

Built in 2011

Essential Information

MLS® #	A2133414
Price	\$799,900
Sold Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,063

Acres	0.22
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6 Regal Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G2

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Multiple Driveways, Oversized, RV Access/Parking, See Remarks

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, See Remarks, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Front Yard, No Neighbours Behind, Landscaped, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 19th, 2024
Date Sold	July 23rd, 2024
Days on Market	65
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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