

\$419,900 - 30 Rozier Close, Sylvan Lake

MLS® #A2133994

\$419,900

3 Bedroom, 3.00 Bathroom, 1,029 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Find great value in this fully finished bi-level with an attached double garage on a desirable close in Sylvan Lake. The home has lovely curb appeal thanks to the covered front porch and stone front accents. In the front door, you will see into the living room, dining room and kitchen area, all with a spacious feel, accentuated by the vaulted ceiling. The living room has lots of natural light streaming in from the large windows overlooking the front yard. The kitchen has ample dark stained cabinetry, a pantry and a centre island with a breakfast bar. The dining area has a brand new sliding glass door that leads to the backyard. The primary bedroom has his/hers closets and an attached 3 piece ensuite bathroom. One more bedroom, a 4 piece bathroom and the entryway with access to the attached garage complete the main level. Down the stairs and you will look into the large family room / games room area complete with a stylish wet bar. You will also notice high ceilings in the basement level. A bedroom, a 4 piece bathroom and the laundry / utility room complete the basement level. The backyard provides another great space to spend some time with an oversized deck complete with a glass railing. Down from the deck is a stamped concrete patio with a pergola. There is also a fire-pit in the back yard. Some of the other upgrades in this home not yet mentioned include: vinyl fencing, in-floor heating in the basement, hot tub wiring to the concrete patio area, nice landscaping and more. 30 Rozier Close is just a short walk



to multiple parks, schools and shopping and is just a few minutes to the beach!

Built in 2009

Essential Information

MLS® #	A2133994
Price	\$419,900
Sold Price	\$430,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,029
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	30 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 3rd, 2024
Days on Market	12
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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