

\$265,000 - 11, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2136040

\$265,000

3 Bedroom, 3.00 Bathroom, 1,363 sqft
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

3 BDRM, 3 BATH 2-STOREY TOWNHOME IN RYDERS RIDGE ~ ATTACHED GARAGE ~ CLOSE TO ALL AMENITIES ~ Covered front entry leads to tiled foyer ~ Open concept main floor layout complemented by 9 ft ceilings that offer a feeling of spaciousness ~ The kitchen has a functional layout and offers an abundance of dark stained oak cabinets with crown moldings plus pots and pan drawers, ample counter space, full tile backsplash, wall pantry, lowered eating bar and opens to the dining space with large picture window ~ The living room has garden door with access to the rear covered deck ~ Two piece main floor bathroom ~ The spacious primary bedroom can easily accommodate a king size bed plus furniture, has large walk in closet and 4 piece ensuite ~ 2 additional bedrooms are both a generous size and are conveniently located next to a 4 piece bathroom ~ The basement has 9ft ceilings, laundry and rough in plumbing for bathroom, is currently unfinished, and could easily accommodate a large family room and/or 4th bedroom ~ Maintenance free living with low condo fees that include exterior insurance, exterior maintenance, landscape and snow removal, reserve fund contributions and professional management ~ Single attached garage with drywall and insulation plus a driveway for additional parking and conveniently located visitor parking ~ Located in desirable Ryders Ridge, close to all



amenities including multiple shopping plazas with all amenities, multiple schools, parks, playgrounds and walking paths with easy access to downtown and highway access.

Built in 2009

Essential Information

MLS® #	A2136040
Price	\$265,000
Sold Price	\$263,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	11, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

Amenities

Amenities	Other
Utilities	Electricity Available, Natural Gas Available
Parking Spaces	2
Parking	Concrete Driveway, Insulated, Single Garage Attached

Interior

Interior Features	Closet Organizers, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Gazebo, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	July 12th, 2024
Days on Market	44
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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