

\$489,900 - 78 Rozier Close, Sylvan Lake

MLS® #A2140386

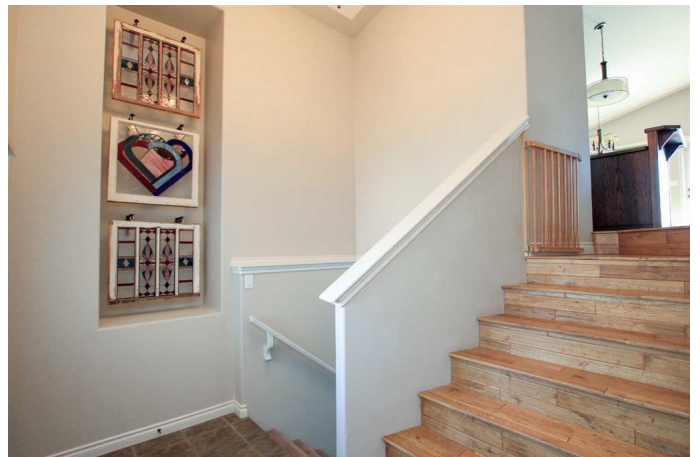
\$489,900

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.14 Acres

Ryders Ridge, Sylvan Lake, Alberta

FULLY DEVELOPED 3 BEDROOM, 3 BATH
MODIFIED BI-LEVEL ~ LOCATED ON A
MASSIVE PIE LOT WITH NO NEIGHBOURS
BEHIND ~ HEATED DOUBLE ATTACHED
GARAGE ~ IMMEDIATE POSSESSION
AVAILABLE ~ Covered front entry welcomes
you and leads to a large tile foyer with high
ceilings ~ Open concept main floor layout
complemented by hardwood flooring and
soaring vaulted ceilings creating a feeling of
spaciousness ~ The kitchen offers a functional
layout with plenty of dark stained oak cabinets,
ample counter space including a raised eating
bar, full tile backsplash, walk in corner pantry
and stainless steel appliances including a gas
range ~ Easily host a family gathering in the
dining room that features an abundance of
windows plus garden door access to the deck
and backyard ~ The living room features more
windows and is centred by a cozy gas
fireplace with a lighted niche above ~ Main
floor bedroom is conveniently located next to
the 4 piece main bathroom ~ Main level
windows have wooden shutters ~ Open
staircase overlooks the main floor and leads to
the private primary bedroom located on it's
own level with plenty of space for a king size
bed and multiple pieces of furniture, plus a
large walk in closet and a spa like 5 piece
ensuite with a corner soaker tub, separate
shower and dual sinks ~ The fully finished
basement with large above grade windows has
a generous size family room with rows of
recessed lighting and park views, 3rd



bedroom, 3 piece bathroom, laundry and space for storage ~ In floor heating is roughed in ~ heated double attached garage insulated, finished with drywall and has two overhead doors ~ Excellent location in a family friendly close, with a walking trail beside and backing on to a park and playground, walking distance to two shopping plazas with grocery stores, restaurants and all other amenities, easy access to the beach and Lakeshore Drive.

Built in 2008

Essential Information

MLS® #	A2140386
Price	\$489,900
Sold Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,222
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	78 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4

Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	June 27th, 2024
Days on Market	16
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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