

\$449,900 - 42 Rozier Close, Sylvan Lake

MLS® #A2166391

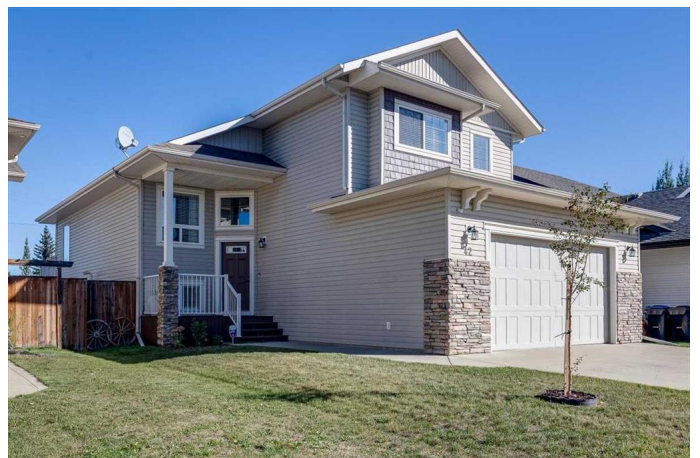
\$449,900

3 Bedroom, 2.00 Bathroom, 1,431 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Fantastic location on a close in Ryders Ridge, close to schools, parks, walking trails & shopping, this home offers a superb layout that is sure to please! 1430 sqft modified bi-level is bright & airy, features a vaulted ceiling, 3 large bedrooms, 2 full baths, an open floor plan with plenty of windows & natural light, hardwood, tile & new carpeting (2022) & central air (2023), a 24x24 attached garage, fenced yard & a brand new custom shed 16'x10'. From your sunny south facing front porch, enter into this grand entryway up the stairs to your main living area with tons of windows! You can entertain large crowds with this spacious layout featuring a kitchen with island & extended eating bar, walk in corner pantry & 4 stainless appliances. The living room area is huge, allowing you to have the biggest furniture & never feel cramped. The dining area leads out to the 13'x10' deck w/gas line to bbq & down to this fenced backyard with patio area that has wiring ready for your future hot tub. 2 good sized bedrooms on the main & a full bath finish this level. Up the stairs to the Primary Suite, your little getaway, is stylishly decorated, has plenty of room for the king sized furniture, with a walk in closet & 3 piece ensuite. Ensuite has a 48" shower, it's own window & linen closet to help you get prepared for the day! The unfinished lower level features 9ft ceilings, a laundry/utility space & is ready for your inspiration, future plan for 1-2 more bedrooms, huge family room, bathroom. Underfloor heat is roughed in



for basement & to the garage. Craft table downstairs is included for all you artists out there. Garage is clean, large & fully insulated +Wooden tool benches in garage are included.

Extremely friendly close with great neighbors to make connections & memories with all year long.

Built in 2009

Essential Information

MLS® #	A2166391
Price	\$449,900
Sold Price	\$453,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,431
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	42 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	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home,
-------------------	---

	Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	September 25th, 2024
Days on Market	8
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.