

\$239,000 - 102, 44 Reid Court, Sylvan Lake

MLS® #A2188937

\$239,000

2 Bedroom, 1.00 Bathroom, 866 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

This ground-level corner unit townhouse condo in Ryders Ridge Boulevard perfectly balances comfort, functionality, and convenience. Tailored for convenience and comfort this bright home is ideal for those seeking low-maintenance living/ The thoughtfully designed layout features two spacious bedrooms, a full bath, and a separate laundry room with additional storage—making everyday life both practical and organized. The focal point of the living space is its kitchen, which impresses with ample cabinet space, a built-in pantry, and a large island that doubles as a casual dining area. Adjacent to the kitchen, a cozy breakfast nook provides the perfect spot to start your day. The open-concept design flows effortlessly into the living room, creating a warm and inviting atmosphere for relaxing or entertaining. Additional highlights include in-floor heating for year-round comfort and convenient access to extra storage for all your needs. Step outside and enjoy the peaceful green space just steps from your door. As a pet-friendly property (with approval), this home is an excellent choice for pet owners. The corner unit layout enhances privacy and accessibility, making this townhouse condo a standout option for those looking to enjoy the best of comfortable and low-maintenance living in a desirable neighborhood.

Built in 2015



Essential Information

MLS® #	A2188937
Price	\$239,000
Sold Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	866
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	102, 44 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2025
Date Sold	January 23rd, 2025
Days on Market	3
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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