

\$349,900 - 3 Reid Court, Sylvan Lake

MLS® #A2224621

\$349,900

4 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to your new home in the vibrant beach community of Sylvan Lake! This beautifully maintained townhouse offers a functional and open-concept main floor, featuring laminate flooring throughout. The kitchen showcases rich dark wood cabinetry, a convenient island with a built-in sink and powerâ€”perfect for meal prep or bakingâ€”and comes complete with all four stainless steel appliances. The spacious dining area opens directly onto the rear deck, ideal for summer BBQs and entertaining. The main floor also includes a comfortable living room and a 2-piece powder room located near the back entry. Upstairs, you'll find a generous primary bedroom with a walk-in closet, two additional well-sized bedrooms, and a 4-piece bathroom. The fully finished basement adds even more living space with a large family room, an additional bedroom with an oversized walk-in closet, a full 4-piece bathroom, and a separate laundry area with a stacked washer and dryer included. Outside, enjoy a fully landscaped backyard complete with a deck, full fencing, a gravel parking pad for two vehicles, and a handy storage shed. Located in the sought-after community of Ryders Ridgeâ€”known for its modern architecture, well-designed streetscapes, and proximity to shopping, schools, and servicesâ€”this home is move-in ready and waiting for you!

Built in 2014



Essential Information

MLS® #	A2224621
Price	\$349,900
Sold Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,257
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Closet Organizers, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Level, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Date Sold	June 13th, 2025
Days on Market	14
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Realty Experts Group Ltd
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.