

\$234,900 - 200, 45 Reid Court, Sylvan Lake

MLS® #A2238179

\$234,900

2 Bedroom, 1.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this well-maintained upper-level townhouse condo in the heart of Ryders Ridge, a vibrant and sought-after community in Sylvan Lake. Offering the perfect blend of comfort, functionality, and modern style, this home is move-in ready and ideal for first-time buyers, investors, or anyone looking for low-maintenance living. Step inside to a thoughtfully designed layout featuring two spacious bedrooms, a full bath, and a dedicated laundry room. The open-concept main living area is filled with natural light and showcases a well-equipped kitchen with ample cabinetry, a built-in pantry, and a large island that doubles as both a workspace and eating area. The living room flows effortlessly from the kitchen, creating a cozy yet open space that's perfect for relaxing or entertaining. Enjoy your morning coffee or evening wind-down on the private balcony overlooking the surrounding greenspace. This pet-friendly condo (with approval for up to two cats and one dog) also includes an assigned parking stall and the benefit of low condo fees, making it an affordable and practical choice. Located close to schools, parks, shopping, and walking trails, this inviting home is a true standout in one of Sylvan Lake's most desirable neighborhoods.

Built in 2015

Essential Information



MLS® #	A2238179
Price	\$234,900
Sold Price	\$234,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	873
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	200, 45 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	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 13th, 2025
Date Sold July 31st, 2025
Days on Market 18
Zoning R3
HOA Fees 0.00

Listing Details

Listing Office KIC Realty

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.