

# \$354,900 - 2, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2221392

**\$354,900**

2 Bedroom, 3.00 Bathroom, 1,427 sqft

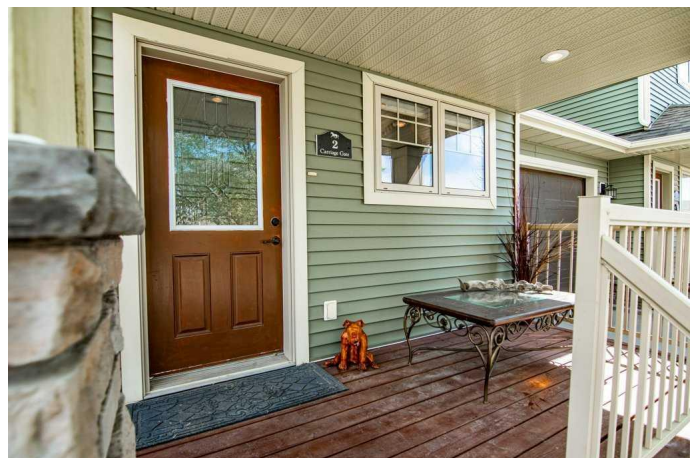
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Donâ€™t miss your chance to own a beautiful townhome in Carriage Gate Villas, located in the desirable Ryders Ridge community of Sylvan Lake. Whether you're looking for a family home or a smart investment, this property offers a stylish living space with maple cabinetry, tile flooring, hardwood in the main living area, granite countertops throughout, and a full stainless steel appliance package. The open-concept main floor features a cozy gas fireplace with custom built-in cabinetry and flows out to a private back deck with a gas lineâ€™perfect for summer BBQs. The quiet, oversized backyard backs onto a park, offering extra privacy and green space. Upstairs, youâ€™ll find two spacious primary suites, each with a full ensuite and walk-in closet, plus a bonus room ideal for a home office, playroom, or media space. Additional features include central vac, full sound wiring, a heated finished single-car attached garage with water access, and an unfinished basement ready for your own design. This home has been lovingly maintained, is in impeccable show-home condition, and is truly move-in ready. Lawn care and snow removal are included for a low-maintenance lifestyle, and youâ€™re within walking distance to grocery stores, coffee shops, restaurants, schools, and parks.

Built in 2008

## Essential Information



MLS® #	A2221392
Price	\$354,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

### **Amenities**

Amenities	Gazebo
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Quartz Counters, Sump Pump(s), Bathroom Rough-in, Central Vacuum, Wired for Sound
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	62
Zoning	R3

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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