

# \$320,000 - 23, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2235759

**\$320,000**

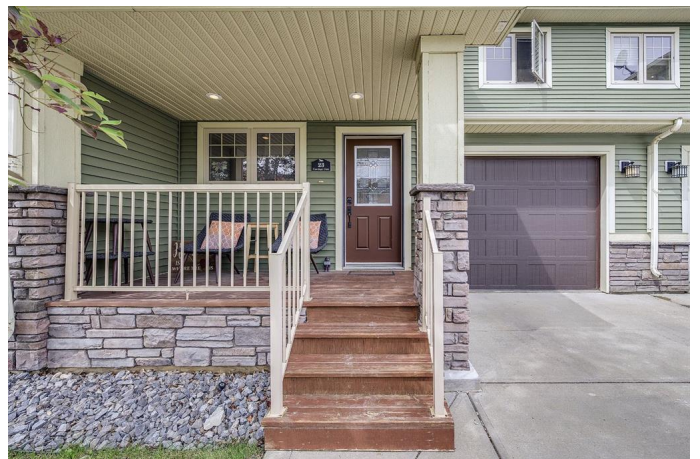
2 Bedroom, 3.00 Bathroom, 1,584 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to Ryders Ridge, Sylvan Lake! This clean, updated 2-bedroom, 2.5-bathroom townhouse offers an incredible opportunity to enjoy the Sylvan Lake lifestyle in a sought-after location. Bright and beautifully maintained, the home features new vinyl plank flooring, fresh paint, and updated trim, creating a modern and inviting feel throughout. The open-concept main floor includes a stylish kitchen with ample counter space, a spacious living room perfect for entertaining, and a convenient 2-piece bath. Upstairs, you'll love the flexible bonus room and two generously sized bedrooms—each with its own private ensuite. Step outside to your west-facing covered deck, ideal for evening BBQs and soaking up the sun. The single attached garage and unfinished basement offer room to grow, ample storage, and add great value. Located minutes from the lake, beach, shopping, schools, and parks, this home combines comfort with convenience. Plus, with maintenance-free condo living, you'll spend less time on chores and more time enjoying everything Sylvan Lake has to offer. Whether you're a first-time buyer, downsizer, or looking for a low-maintenance lake retreat, this home is a must-see!

Built in 2008

## Essential Information



MLS® #	A2235759
Price	\$320,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,584
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	23, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0G6

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Few Trees, Front Yard, No Neighbours Behind, Lake

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	7
Zoning	R3

**Listing Details**

Listing Office	Royal Lepage Network Realty Corp.
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