

# \$397,500 - 14, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2191516

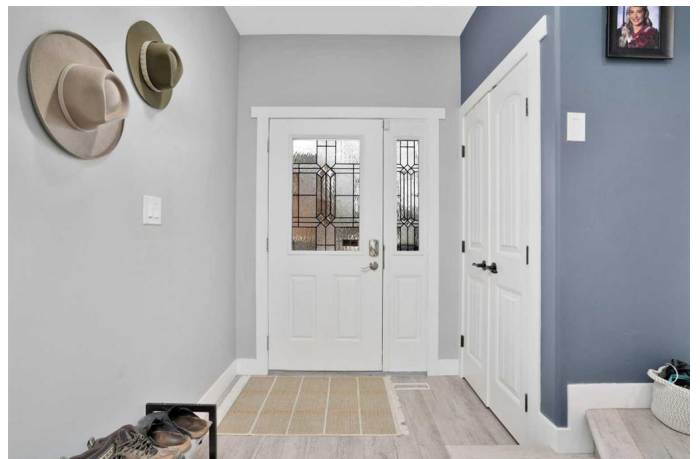
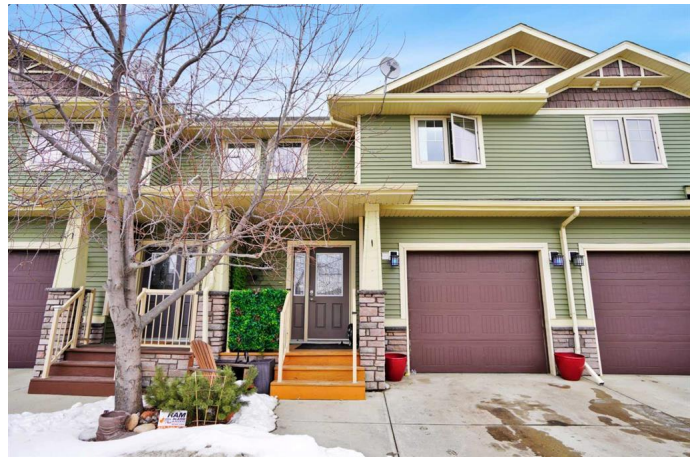
**\$397,500**

3 Bedroom, 4.00 Bathroom, 1,261 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

This beautifully updated townhouse offers modern comfort and convenience, located just moments from schools and shopping in the sought-after Ryders Ridge community. With three spacious bedrooms and 3.5 baths, there's plenty of room for the whole family to spread out.

The highlight of this home is the fully finished basement, transformed into a luxurious primary suite complete with a 4-piece ensuite bathroom—perfect for a private retreat. The main floor features a bright, open-concept living area, ideal for entertaining or relaxing, while the kitchen boasts contemporary updates and sleek finishes. The list of upgrades is massive. Including, All new appliances in the last 3 years, farm style sink with garborator roughed in, quartz counter tops, built in entry way bench and storage combo, travertine stone feature walls, custom vent coverings, and luxury vinyl flooring. The list continues moving into the garage, boasting a italian porcelain tile floor, oak cabinets with tile backsplash, central vac, and washer and dryer (hook ups are still available in the basement). Moving up staris you will find even more upgrades, a unique hardwood floor with Leather inlay, custom virsace tile feature wall, renos throughout each bathroom, custom barn door style window coverings. The basement has been converted into another bed room



suite with custom maple built ins, another Travertine stone feature wall, solid maple doors, newly renovated 4 piece bathroom done in the last year, adjustable pot lighting, vein cut marble tiles, and electric infloor heat. Additional upgrades to the home include a water softner, and central air.

With close proximity to local amenities and easy access to everything you need, this home provides the perfect blend of style, comfort, and location. Don't miss the opportunity to make this townhouse yours!

Built in 2009

### **Essential Information**

MLS® #	A2191516
Price	\$397,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	14, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Central Vacuum, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	55
Zoning	R3

### **Listing Details**

Listing Office	KIC Realty
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