

# \$234,900 - 201, 45 Reid Court, Sylvan Lake

MLS® #A2194989

**\$234,900**

2 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Discover the perfect blend of comfort, style, and convenience in this upper-level townhouse condo, ideally located in the community of Ryders Ridge. Designed for easy, low-maintenance living, this bright and welcoming home is a standout choice for those looking to enjoy a vibrant neighborhood. Step inside to a thoughtfully designed layout featuring two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The heart of the home is the open-concept living area, where a well-appointed kitchen takes center stage. With ample cabinet space, a built-in pantry, and a generous island that doubles as both a workspace and casual dining area, this kitchen is as functional as it is stylish—plus, it comes with a brand-new microwave! The seamless flow from the kitchen to the living room creates an inviting space, perfect for relaxing or entertaining guests. Step out onto your private balcony and take in peaceful views of the greenspace—a perfect spot for your morning coffee or an evening unwind. This pet-friendly property (with approval) makes an excellent choice for animal lovers. With its modern design, practical features, and prime location, this townhouse condo is truly a gem in a warm and welcoming community. Don't miss your chance to make it yours!

Built in 2015

## Essential Information



MLS® #	A2194989
Price	\$234,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	854
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	201, 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	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 15th, 2025
Days on Market	69
Zoning	R3

**Listing Details**

Listing Office	KIC Realty
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