

# \$619,900 - 11 Rosse Place, Sylvan Lake

MLS® #A2201878

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

Nestled in the desirable Ryders Ridge of Sylvan Lake, this fully developed, beautifully designed 1,273 sq. ft. half-duplex bungalow offers a perfect blend of comfort and elegance—ideal for empty nesters or anyone looking to downsize without compromising on style or space. The covered front entry welcomes you into an inviting home filled with natural light. The open-concept kitchen, living, and dining areas create an airy and spacious feel, with quartz and laminate countertops, an island with an eating bar, pull-out pantry drawers, a garburator, and a water softener enhancing the kitchen's functionality. The cozy living room features a gas fireplace, while the dining area boasts patio doors leading to a composite deck, complete with a gas outlet and a motorized awning—perfect for outdoor entertaining. The primary bedroom is a private retreat with a walk-in closet and a beautiful 5-piece ensuite. A second bedroom, main-floor laundry, and durable laminate flooring throughout add to the home's convenience. The fully finished basement offers two additional bedrooms, a games room with a bar, a sink, and a fridge, as well as a 3-piece bathroom and ample storage. Extras include in-floor heating, a backflow preventer, and 9-foot basement ceilings. The exterior is just as impressive, featuring a south-facing backyard, an underground sprinkler system, a wired 10x10 shed, and a beautifully maintained garden, all enclosed within a white vinyl fence. Car enthusiasts and hobbyists will



love the attached two-car garage with a professionally done epoxy floor, as well as the detached single car garage, built in 2022, which is insulated, drywalled, and equipped with 220 wiring and a workbench. This home is a rare find, offering premium features in a prime location—don't miss your chance to make it yours!

Built in 2014

**Essential Information**

MLS® #	A2201878
Price	\$619,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,273
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	11 Rosse Place
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G9

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Single Garage Detached
# of Garages	3

## Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	22
Zoning	R2

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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