

# \$589,000 - 47 Rozier Close, Sylvan Lake

MLS® #A2214825

**\$589,000**

4 Bedroom, 4.00 Bathroom, 1,833 sqft

Residential on 0.14 Acres

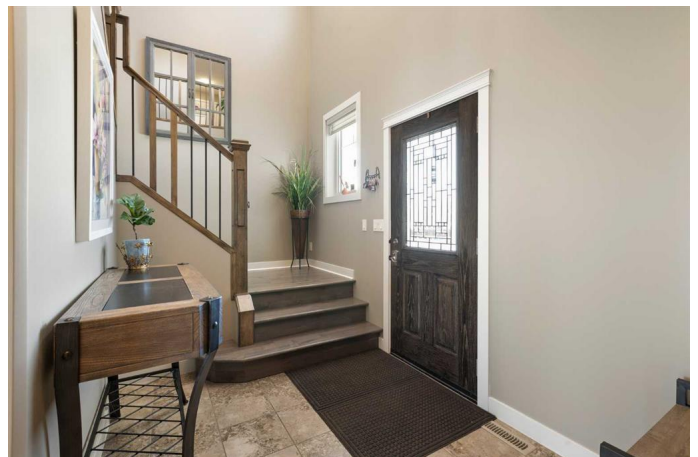
Ryders Ridge, Sylvan Lake, Alberta

This amazing home in Somerset has everything you need and more! Step into a bright and spacious front entry with stylish tile floors and upgraded railing. The main floor has an open-concept layout with a big kitchen featuring upgraded cabinets, a granite sink, full tile backsplash, corner pantry, and eating bar. The dining area fits a large table and has a garden door that opens to a sunny south-facing deck. The cozy living room has lots of windows, hardwood floors, a gas fireplace, and custom built-in shelves. Also on the main floor are a 2-piece bathroom and convenient laundry room. Upstairs you'll find a second living room, two more bedrooms, a 4-piece bathroom, and a large primary bedroom with a walk-in closet and a private ensuite with a relaxing jetted tub. The finished basement includes a fourth bedroom, another full bathroom, and a big family room — perfect for extra space or entertaining. And don't forget the huge backyard — perfect for kids, pets, or future plans!

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2214825  |
| Price      | \$589,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,833       |
| Acres          | 0.14        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 47 Rozier Close |
| Subdivision | Ryders Ridge    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0B7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)             |
| Appliances        | Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Rough-In                                                                                                                                |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Insert                                                                                                        |
| # of Stories      | 4                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                          |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Corner Lot, Landscaped |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | R1A              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.