

# \$675,000 - 4288 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2238089

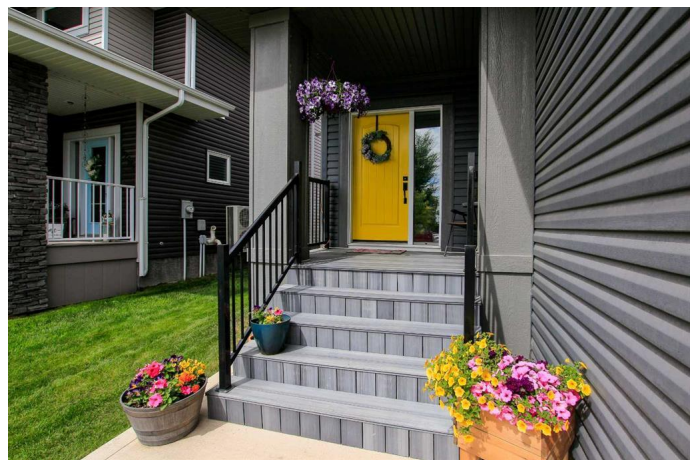
**\$675,000**

4 Bedroom, 4.00 Bathroom, 2,030 sqft

Residential on 0.12 Acres

Ryders Ridge, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM 2-STOREY IN RYDERS RIDGE ~ ORIGINAL OWNER HOME LOADED W/UPGRADES THROUGHOUT ~ SUNNY WEST FACING BACKYARD ~ Landscaped front yard and stone accented exterior offer eye catching curb appeal ~ Covered front entry leads to a large, sun filled foyer ~ Open concept main floor layout is complemented by hardwood flooring and high ceilings that create a feeling of spaciousness ~ The stunning kitchen offers an abundance of dark stained, ceiling height cabinets with crown moulding, endless quartz countertops including a massive island with an undermount sink, eating bar, and pendant lights above, full tile backsplash, upgraded stainless steel appliances and a wall pantry ~ Easily host large gatherings in the spacious dining room featuring large west facing windows and patio door access to the deck and backyard ~ The living room features more large west facing windows that fill the space with natural light and is centred by a cozy gas fireplace with a stone surround and mantle ~ Open staircase leads to the upper level landing, where you will find a spacious bonus room offering a flexible space to suit your needs (media room, home office, playroom) ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture, offers a spa like ensuite featuring a massive walk in shower with a tile surround and glass doors, a stand alone soaker tub, quartz topped vanity with



dual sinks and a separate water closet, and a huge walk in closet with built in shelving and organizers ~ Two additional bedrooms located on the upper level are both well proportioned and feature walk in closets ~ The fully finished basement has a large L-shaped family room with a wet bar and plenty of space for a games/play room and sitting area, plus a bedroom, 4 piece bathroom, home office nook and space for storage ~ 24' x 24' attached garage is insulated, finished with drywall and has over 13' ceilings ~ The sunny west facing backyard is fully fenced (vinyl), landscaped, has a garden shed, and access to the paved alley that leads to a walking trail and green space with numerous other parks, playgrounds and walking trails close by ~ Located in the award winning Ryders Ridge neighbourhood with tons of great amenities all within walking distance including schools, shopping, dining and medical, plus easy access to the beach/Lakeshore Drive, and the highway ~ Pride of ownership is evident in this well cared for home!

Built in 2015

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238089    |
| Price          | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,030       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4288 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4S 0M5                     |

## Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                   |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, See Remarks, Concrete Driveway, Insulated |
| # of Garages   | 2                                                                                                                                   |

## Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Stone, See Remarks                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                          |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Garden |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 21              |

Zoning

R1A

## **Listing Details**

Listing Office

Lime Green Realty Central

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