\$339,950 - 37 Rafferty Court, Sylvan Lake

MLS® #A2244667

\$339,950

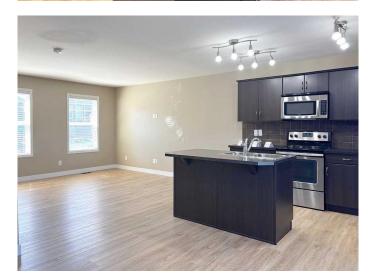
3 Bedroom, 3.00 Bathroom, 1,280 sqft Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

NO CONDO FEES! Located in the award winning community of Ryders Ridge, this spacious, FULLY DEVELOPED, 3 bedroom, 2.5 bathroom townhouse offers the perfect blend of comfort, functionality, and location without the hassle of high-maintenance outdoor chores. Step inside to find an open concept floor plan that makes everyday living easy and entertaining even easier. Lots of new updates recently completed including: Fresh paint, new flooring on the main level, new HIGH END hot water tank and more! The kitchen boasts stainless steel appliances, a large island and dining area, and access out to the rear deck where you will find convenient access to many amenities and shopping in Sylvan Lake. Upstairs you'll find the spacious primary bedroom, along with 2 additional bedrooms that are ideal for family or guests. The developed lower level provides even more functional living space with another 4 piece bathroom, laundry room, and more than enough space to add a 4th BEDROOM if need be. Let's not forget about the AIR CONDITIONING for those sizzling summer days in Sylvan and the swinging gate in the backyard for a car, SUV, small boat or trailer! #37 Rafferty Court is also nestled in a quiet keyhole cul-de-sac, and is only footsteps away from walking/bike trails, parks/playgrounds, schools, local shopping and only about a 10-15 minute walk to Lakeshore Drive! This is more than just a townhouse-it's your chance to enjoy low-maintenance living in a highly







desirable neighborhood, all at a super affordable price! Shows VERY WELL! Will not last long!!

Built in 2012

Essential Information

MLS® # A2244667 Price \$339,950

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,280 Acres 0.05 Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 37 Rafferty Court

Subdivision Ryders Ridge
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S0K3

Amenities

Parking None, On Street

Interior

Interior Features Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan,

Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Lawn

Roof Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 31st, 2025

Days on Market 1

Zoning R3

Listing Details

Listing Office KIC Realty

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