

\$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
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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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