

# \$399,900 - 4146 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2269343

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.06 Acres

Ryders Ridge, Sylvan Lake, Alberta

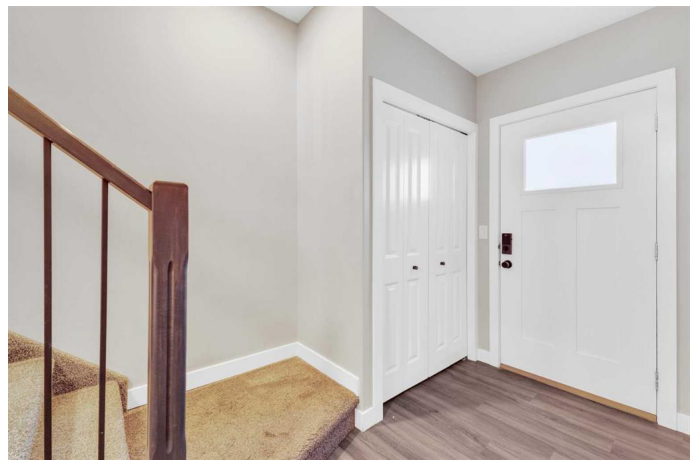
Modern convenience meets affordability in this stunning townhouse that truly has it all! Enjoy the comfort of an attached heated garage with a built-in bench and hooks off the entry for everyday organization. The main floor features an open concept design with a bright living room and a stylish kitchen complete with stainless steel appliances, a fridge with water and ice, tower pantry, quartz countertops, and an island with seating. A garden door off the living room opens to the upper composite deck – the perfect spot for morning coffee. Also on the main floor are laundry, a 2pc bathroom, and a dining area with access to the back deck and fully fenced yard. Upstairs offers three spacious bedrooms and two full bathrooms, including a 3pc ensuite and walk-in closet for the primary suite. The basement awaits your finishing touch with rough-ins for a 4th bathroom. Other highlights include a paved back alley, high-efficiency furnace, central air conditioning, water softener, and the remaining balance of the new home warranty. Ideally located just steps from a park and large green space, this property blends modern living with everyday practicality.

Built in 2018

## Essential Information

MLS® #                      A2269343

Price                        \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,280         |
| Acres          | 0.06          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4146 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4S 0G3                     |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 1                                                                                                         |
| Parking        | Concrete Driveway, Front Drive, Heated Garage, Insulated, Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                                                         |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Water Softener, Window Coverings                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full                                                                                                                                                                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof            | Asphalt Shingle                                   |
| Construction    | Vinyl Siding, Wood Frame                          |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | R3                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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