

\$397,500 - 14, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2191516

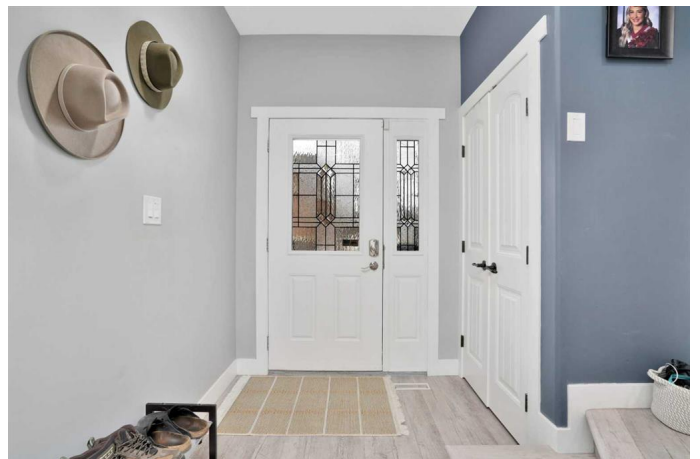
\$397,500

3 Bedroom, 4.00 Bathroom, 1,390 sqft
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

This beautifully updated townhouse offers modern comfort and convenience, located just moments from schools and shopping in the sought-after Ryders Ridge community. With three spacious bedrooms and 3.5 baths, there's plenty of room for the whole family to spread out.

The highlight of this home is the fully finished basement, transformed into a luxurious primary suite complete with a 4-piece ensuite bathroom—perfect for a private retreat. The main floor features a bright, open-concept living area, ideal for entertaining or relaxing, while the kitchen boasts contemporary updates and sleek finishes. The list of upgrades is massive. Including, All new appliances in the last 3 years, farm style sink with garborator roughed in, quartz counter tops, built in entry way bench and storage combo, travertine stone feature walls, custom vent coverings, and luxury vinyl flooring. The list continues moving into the garage, boasting a italian porcelain tile floor, oak cabinets with tile backsplash, central vac, and washer and dryer (hook ups are still available in the basement). Moving up staris you will find even more upgrades, a unique hardwood floor with Leather inlay, custom virsace tile feature wall, renos throughout each bathroom, custom barn door style window coverings. The basement has been converted into another bed room



suite with custom maple built ins, another Travertine stone feature wall, solid maple doors, newly renovated 4 piece bathroom done in the last year, adjustable pot lighting, vein cut marble tiles, and electric infloor heat. Additional upgrades to the home include a water softner, and central air.

With close proximity to local amenities and easy access to everything you need, this home provides the perfect blend of style, comfort, and location. Don't miss the opportunity to make this townhouse yours!

Built in 2009

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2191516 |
| Price | \$397,500 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,390 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 14, 4603 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0G6 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Snow Removal, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, See Remarks |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | See Remarks |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 64 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC 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.