

\$234,900 - 202, 44 Reid Court, Sylvan Lake

MLS® #A2203188

\$234,900

2 Bedroom, 1.00 Bathroom, 891 sqft
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Low condo fees on this upper level townhouse in Ryders Ridge Boulevard. is a perfect blend of comfort, functionality, and style in a sought-after neighborhood. Designed for easy, low-maintenance living, this bright and inviting unit is ideal for homeowners or investors alike. The well-planned layout includes two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The open-concept living area is anchored by a well-equipped kitchen with ample cabinet space, a built-in pantry, and a large island that doubles as a workspace and eating area. Seamlessly connected to the kitchen, the living room offers a welcoming space for relaxation or entertaining. Step outside onto the balcony to enjoy peaceful greenspace views—a perfect spot for morning coffee or unwinding in the evening. This pet-friendly property (with approval) is a great option for animal lovers. With its smart design, thoughtful features, and vibrant community setting, this townhouse condo is a true standout. Unit has been freshly painted.

Built in 2015

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2203188 |
| Price | \$234,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Square Footage | 891 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 202, 44 Reid Court |
| Subdivision | Ryders Ridge |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0L9 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Other |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 20 |

Zoning R3

Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.