

# \$469,900 - 18 Reynolds Road, Sylvan Lake

MLS® #A2206555

**\$469,900**

4 Bedroom, 4.00 Bathroom, 1,440 sqft  
Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

26' X 26' HEATED DREAM GARAGE  
w/ 10' CEILING ~ PRIME LOCATION.

Welcome home to the perfect blend of comfort and convenience. Super close to schools, shopping, walking trails and offering easy access out of town. ~ As you drive up, you'll be greeted by the beautiful curb appeal and covered front verandah, setting the stage for a warm welcome. ~ Step inside and you'll notice the living room boasts a large bay window, flooding the space with natural light. ~ The heart of the home lies in the very convenient kitchen-dining area, featuring lovely 2-toned cabinets, a convenient island and pantry for all your culinary adventures. From the kitchen sink window, you can watch the kids play in the large fully fenced back yard. Plus, enjoy the added convenience of main floor laundry! ~ Upstairs, discover your primary bedroom with its private 4-piece ensuite. Two more good sized bedrooms and another 4-piece bathroom. ~ The basement has a fantastic family room, an additional 4th bedroom, and a 4-piece bath with comfy electric in-floor heat. ~ Head outside and discover your fully finished 26'x26' heated DREAM GARAGE, complete with a 10' ceiling, overhead radiant heat, and an 8' overhead door. ~ Don't miss the opportunity to make 18 Reynolds Road, Sylvan Lake your next home!

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206555    |
| Price          | \$469,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,440       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 18 Reynolds Road |
| Subdivision | Ryders Ridge     |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0C2          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R5               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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