

**2, 4603 Ryders Ridge Boulevard  
Sylvan Lake, Alberta**

**MLS # A2221392**



**\$364,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Closet Organizers, Quartz Counters, Sump Pump(s), Wired for Sound		

**Inclusions:** N/A

Don't miss your chance to own a beautiful townhome in Carriage Gate Villas, located in the desirable Ryders Ridge community of Sylvan Lake. Whether you're looking for a family home or a smart investment, this property offers a stylish living space with maple cabinetry, tile flooring, hardwood in the main living area, granite countertops throughout, and a full stainless steel appliance package. The open-concept main floor features a cozy gas fireplace with custom built-in cabinetry and flows out to a private back deck with a gas line—perfect for summer BBQs. The quiet, oversized backyard backs onto a park, offering extra privacy and green space. Upstairs, you'll find two spacious primary suites, each with a full ensuite and walk-in closet, plus a bonus room ideal for a home office, playroom, or media space. Additional features include central vac, full sound wiring, a heated finished single-car attached garage with water access, and an unfinished basement ready for your own design. This home has been lovingly maintained, is in impeccable show-home condition, and is truly move-in ready. Lawn care and snow removal are included for a low-maintenance lifestyle, and you're within walking distance to grocery stores, coffee shops, restaurants, schools, and parks.