

58 Rozier Close
Sylvan Lake, Alberta

MLS # A2221830



\$499,900

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Sump Pump(s)

Inclusions: N/A

Welcome to this charming 2-storey home located in the highly sought-after neighborhood of Ryders Ridge in Sylvan Lake. Situated on a family-friendly close, this home offers the perfect combination of comfort, style, and convenience. With 4 bedrooms and 3.5 bathrooms, there’s plenty of space for the entire family. The open-concept main floor is bright and inviting, featuring large windows that flood the space with natural light and neutral tones that complement any style. The kitchen is functional and well-appointed, with a fridge that was replaced just a year ago, and it flows seamlessly into the dining and living areas—perfect for entertaining or everyday family life. Upstairs, you’ll find three bedrooms, including a primary suite with its own ensuite bathroom. The fully finished basement, completed in 2023, provides even more living space and has in-floor heat roughed in for future comfort. This home is ideally located near the town’s trail system, schools, shopping, and ball diamonds, making it a perfect spot for active families. Best of all, it’s just a short walk to beautiful Sylvan Lake. Whether you’re enjoying the outdoors or settling in for a cozy night at home, this property has everything you need. Don’t miss your chance to make it yours!