37 Rafferty Court
Sylvan Lake, Alberta

MLS # A2226426

$344,900

Division:	Ryders Ridge
Type:	Residential/Four Plex
Style:	2 Storey
Size:	1,280 sq.ft.
Age:	2012 (13 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	None, On Street
Lot Size:	0.05 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions:	Shed

NO CONDO FEES! Located in the award winning community of Ryders Ridge, this spacious, FULLY DEVELOPED, 3 bedroom, 2.5 bathroom townhouse offers the perfect blend of comfort, functionality, and location without the hassle of high-maintenance outdoor chores. Step inside to find an open concept floor plan that makes everyday living easy and entertaining even easier. The kitchen boasts stainless steel appliances, a large island and dining area, and access out to the rear deck where you will find convenient access to many amenities and shopping in Sylvan Lake. Upstairs you'll find the spacious primary bedroom, along with 2 additional bedrooms that are ideal for family or guests. The developed lower level provides even more functional living space with another 4 piece bathroom, laundry room, and more than enough space to add a 4th bedroom if need be. Let's not forget about the AIR CONDITIONING for those sizzling summer days in Sylvan and the swinging gate in the backyard for a small boat or trailer! #37 Rafferty Court is also nestled in a quiet keyhole cul-de-sac, and is only footsteps away from walking/bike trails, parks/playgrounds, schools, local shopping and only about a 10-15 minute walk to Lakeshore Drive! This is more than just a townhouse-it's your chance to enjoy low-maintenance living in a highly desirable neighborhood, all at a super affordable price!