

33 Reid Court
Sylvan Lake, Alberta

MLS # A2227897



\$349,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: stove, refrigerator, dishwasher, washer, dryer, window coverings-all, wall shelving -all, garden shed, water softener

MOVE-IN READY | FINISHED BASEMENT | NO CONDO FEES | QUICK POSSESSION AVAILABLE ~ Welcome home to this beautifully maintained townhouse located in the family-friendly community of Ryders Ridge in Sylvan Lake. Featuring a functional layout and modern finishes, this property is perfect for first-time buyers, young families, or downsizers looking for easy living close to all amenities. ~ The main floor boasts an open-concept design with stylish, modern colours throughout. The spacious kitchen includes stainless steel appliances, an island with seating, and ample cabinetry. The adjacent dining area provides direct access to a fully fenced and landscaped backyard, complete with a deck and two private parking spots—ideal for BBQs and summer entertaining. ~ Upstairs, discover three comfortable bedrooms, including a generous primary bedroom featuring a walk-in closet, plus a full 4-piece bathroom. ~ The fully finished basement offers additional living space, with a large family room perfect for movie nights, games, or relaxation, as well as a second full 4-piece bathroom for added convenience. ~ Additional features include a water softener system—a great benefit given Sylvan Lake's hard water. Enjoy a great location on a quiet court, within walking distance to parks, schools, and shopping. ~ Ready for quick possession and in excellent condition, this home checks all the boxes for comfortable, convenient townhouse living. Don't miss this one—schedule your viewing today!