

203, 44 Reid Court
Sylvan Lake, Alberta

MLS # A2227988



\$234,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	881 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, stove, built in microwave & dishwasher, blinds, washer & dryer

Bright Upper-Level Townhouse in Ryders Ridge – Low Condo Fees! This well maintained upper-level townhouse condo in the desirable Ryders Ridge community offers a perfect blend of comfort, functionality, and style—all with low condo fees and is move-in ready. This home is an excellent choice for first-time buyers, investors, or anyone seeking low-maintenance living in a vibrant neighborhood. The thoughtfully designed layout features two spacious bedrooms, a full bath, and a dedicated laundry room. The bright, open-concept main living area includes a well-equipped kitchen with ample cabinetry, a built-in pantry, and a large island that serves as both a workspace and eating area. The living room flows seamlessly from the kitchen, offering a cozy spot to relax or entertain. Enjoy your morning coffee or evening wind-down on the private balcony. Additional perks include an assigned parking stall and pet-friendly status (with approval,) and greenspace just steps away, making this a practical and inviting place to call home. Located close to schools, shopping, parks, and walking trails, this condo is a true standout in a sought-after community. Two cats and one dog is permitted with approval.