

9, 4603 Ryders Ridge Boulevard  
Sylvan Lake, Alberta

MLS # A2246756



**\$339,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Ryders Ridge           |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,378 sq.ft.           | Age:   | 2010 (15 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.00 Acre              |        |                   |
| Lot Feat: | Back Yard, Landscaped  |        |                   |

|             |                                                              |            |        |
|-------------|--------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                      | Water:     | -      |
| Floors:     | Carpet, Laminate, Linoleum                                   | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                              | Condo Fee: | \$ 364 |
| Basement:   | Full, Unfinished                                             | LLD:       | -      |
| Exterior:   | Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame | Zoning:    | R3     |
| Foundation: | Poured Concrete                                              | Utilities: | -      |
| Features:   | Vinyl Windows                                                |            |        |

**Inclusions:** Refrigerator, stove, microwave hoodfan, dishwasher, washer, dryer, garage door opener and 1 control

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom end unit townhouse offering style, space, and convenience! Located in a desirable neighborhood, this move-in-ready home features an attached single garage, a covered rear deck, and a functional, open-concept layout that's perfect for modern living. The main floor showcases durable laminate flooring, a bright and spacious living area, and a well-appointed kitchen that flows effortlessly into the dining space—ideal for everyday living or entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 4-piece ensuite and walk-in closet. Enjoy the comfort of brand-new carpet, fresh paint throughout, and a clean, neutral palette ready for your personal touch. The unfinished basement offers endless possibilities for future development—whether you need extra living space, a home office, or a gym. All appliances are included, even the washer and dryer—just move in and enjoy! This end unit offers extra privacy, added natural light, and the bonus of a covered rear deck—perfect for relaxing or BBQs year-round. Whether you're a first-time buyer, investor, or looking to downsize, this property is a must-see!