

## 22 Ross Close Sylvan Lake, Alberta

**MLS # A2251442**

# \$347,900

Division:	Ryders Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Crown Molding		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings

Step inside to a bright, open-concept main floor featuring a generous living room—perfect for hosting or just stretching out with the family. The kitchen offers upgraded cabinetry with crown moulding, a full appliance package, and seamless flow into the dining space. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a large primary bedroom with a private ensuite, plus two additional bedrooms and a full bath—ideal for kids, guests, or a home office. There's also a 3-piece rough-in in the basement, ready for future development to suit your needs. This home includes thoughtful upgrades such as triple-pane windows, high-efficiency furnace, upgraded attic insulation, custom 2" faux wood blinds, washer/dryer, and a gas line to the deck—perfect for summer BBQs. Located in a quiet close in one of Sylvan Lake's most sought-after communities, you're just minutes from schools, shopping, parks, and trails. The current fencing does not fully utilize the lot's total size, creating an opportunity to expand your yard, garden, or outdoor living area!