

4413 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2257511



\$580,000

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Landscaped		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Soaking Tub, Tankless Hot Water		

Inclusions: fridge, stove, microwave, dishwasher, washer, dryer, ceiling fans, blinds, tv mount,

Welcome to this stunning former SHOW HOME in sought-after Ryders Ridge! Step into the grand two-storey foyer, where an open-concept main floor showcases hardwood flooring and a striking floor-to-ceiling stone fireplace. The kitchen offers abundant counter space, a stylish coffee bar, and a gas range with exterior venting — perfect for entertaining or family meals. Sun-filled windows frame views of the fully landscaped backyard, complete with access to a serene walking path. Upstairs, the expansive primary suite impresses with a double-sided gas fireplace, a luxurious deep soaker tub for two, and a generous walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete this level. The finished basement provides even more versatility, with two spacious bedrooms, another full bathroom, and plenty of room for hobbies, fitness, or movie nights. With a 220-volt outlet outside and deck ready for a future hot tub, this home blends comfort, elegance, and thoughtful upgrades like the HRV-heat recovery ventilation system. New pendant lights over island, new kitchen faucet and all new toilets this year. The washer is brand new Sept 2025. The good thing about being on a main road is that it is always plowed in the winter and a bus route for school buses.