9, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2276358

$327,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,378 sq.ft.	**Age:**	2010 (16 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	**LLD:**	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions:	N/A

Welcome to this beautifully maintained end-unit townhouse in the lake community of Sylvan Lake, offering an ideal blend of comfort, functionality, and lifestyle. With 3 bedrooms, 2.5 bathrooms, an attached single garage, and a covered rear deck, this move-in-ready home is a fantastic opportunity for first-time buyers or savvy investors. The main floor features a bright, open-concept layout with durable laminate flooring, a spacious living area, and a well-designed kitchen that flows seamlessly into the dining space—perfect for everyday living or entertaining. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite. Recent updates include fresh paint and brand-new carpet throughout, creating a clean, neutral palette ready for your personal touch. The unfinished basement offers excellent potential for future development, adding long-term value and flexibility. As an end unit, this home benefits from extra natural light and added privacy, along with a covered rear deck ideal for relaxing or BBQing year-round. All appliances are included, even the washer and dryer—just move in or rent out with ease. Located in Sylvan Lake, enjoy year-round recreation, beaches, walking paths, and amenities—all while owning an affordable, low-maintenance home. Whether you’re entering the market or expanding your investment portfolio, this property is a must-see.