

9, 4603 Ryders Ridge Boulevard
 Sylvan Lake, Alberta

MLS # A2246756



\$334,900

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

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 364

LLD: -

Zoning: R3

Utilities: -

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!