

3 Ross Close Sylvan Lake, Alberta

MLS # A2270449



\$319,900

Division:	Ryders Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Standard Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings (Blinds)

Looking for a 3-bed townhouse in Ryders Ridge with no condo fees and room to grow? This bright end-unit two-storey offers a smart layout, flexible space, and a fenced yard near schools and shopping. Built in 2012, it's ideal for first-time buyers, families, or investors ready to make it their own. Step inside to a main floor that balances openness and function with a dedicated den or office space, a generous living area filled with natural light, and a kitchen that features a pantry and access to the rear deck, perfect for BBQ season. Upstairs, you'll find three well-sized bedrooms including a spacious primary with a walk-in closet, plus a full 4-piece bath and a convenient half bath on the main level. The unfinished basement has laundry already installed and is ready for your creativity, add another living zone, bedroom, or storage. Outside, enjoy the 2-car rear parking pad, fenced yard for privacy and pets. Located in Sylvan Lake's sought-after Ryders Ridge, you're walking distance to multiple schools, grocery stores, and local amenities. Whether you're looking to live in or rent out, this home checks all the boxes.