

4070 Ryders Ridge Boulevard
 Sylvan Lake, Alberta

MLS # A2271014



\$349,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	808 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This bungalow-style WALKOUT townhome is bigger, brighter, and better than you expect—boasting 1464 sq ft of stylish living space! Step in from your west-facing fenced yard onto a covered concrete patio and into a smart mudroom with built-in bench and handy half bath. Then—prepare to be wowed! Triple-pane windows flood the open living, dining, and kitchen area with natural light. The U-shaped kitchen shines with quartz counters, upgraded stainless appliances, tons of workspace, and a pantry. Need flexibility? The bonus room off the kitchen, complete with a big window, is ideal for a home office, gym, craft room—or whatever your lifestyle needs. Upstairs, you’ll find 3 bedrooms, 2 full baths, and convenient laundry. The primary bedroom delivers a peaceful west view, a private 7' x 12' partially covered balcony, walk-in closet, and a modern ensuite with walk-in shower. Secondary bedrooms are bright with great closet space, and storage is everywhere you turn—linen, broom, front entry, plus extra laundry storage. Easy-care vinyl plank flooring runs throughout (carpet only on stairs!), making this home perfect for pets and busy households. Guests enter through the charming composite front porch into a spacious foyer—great first impressions, with bedroom privacy maintained. Fully landscaped yard, 6ft fencing, a new large ground level deck and parking stall off a paved lane complete the package. More space. More light. More lifestyle—this walkout townhome delivers it all.