

4292 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2156620



\$559,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | Vista | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,528 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Irregular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, No Smoking Home, Quartz Counters | | |

Inclusions: N/A

Welcome to 4292 Ryders Ridge Boulevard in Sylvan Lake, where quality meets comfort. Upon entering, you're greeted by an open-concept layout with vaulted ceilings and wide plank hardwood floors that seamlessly connect the main living areas. A wall of windows floods the space with natural light, creating a bright and inviting atmosphere. The stylish kitchen features quartz countertops, a spacious corner pantry, and stainless steel appliances. The central island is perfect for casual meals or gathering with friends. The master suite, located above the garage for added privacy, is a true retreat. It accommodates king-sized furniture, includes a cozy gas fireplace, a walk-in closet, and a luxurious 5-piece ensuite bathroom. Designed for everyday living, this home includes main floor laundry and two additional bedrooms, each with built-in desks—ideal for a growing family or home office. The unfinished basement offers a blank canvas for your creative ideas. Step outside to the fully fenced backyard, which provides access to a green space, walking trails, and a playground, making it perfect for enjoying outdoor activities.