

4396 Ryders Ridge Boulevard  
Sylvan Lake, Alberta

MLS # A2164104



## \$664,000

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,949 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, RV Access		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Lake, Landscaped, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Discover the pride of ownership in Ryders Ridge! This stunning 4-bedroom, 4-bathroom home offers over 2,751 sq ft of fully developed living space, bursting with character. The inviting covered front porch sets the stage for a warm welcome. Step inside to a bright, spacious entry with a large closet on one side and a large cozy office space on the other side with large windows that let you see the beautiful sun rise daily, just past the office you enter a cozy living room featuring a newly redone gas fireplace. The open dining area and pristine kitchen boast stainless steel appliances and ample counter space for the family chef. Step out to a fabulous two-level deck with a natural gas hookup, perfect for family BBQs. The large, fully fenced backyard is designed for privacy and low maintenance, complete with RV parking for up to a 25ft RV/travel trailer or extra vehicle, there's also a shed, and a dedicated area for fires or games, plus a huge cherry and apple tree. Conveniently located, the main floor includes a laundry room near the garage entrance, a heated double attached garage and a central half bathroom, plus other storage closets. Heading upstairs, the primary bedroom features a luxurious ensuite with a corner tub and walk-in closet and touch pad radio controls and in ceiling speakers in primary bedroom and bathroom, there's also two additional large bedrooms and a full bathroom. The newly renovated basement, with in-floor heating, offers a large bedroom with walk in closet, full bathroom, wet bar with beverage fridge, tons of storage for your drink collection and a spacious TV area with built-in cabinetry, plus new doors and dimmable lighting throughout and central vacuum hook up. There's also a salt water purifier, high efficiency furnace, dehumidifier and large under stair storage. Additional features include A/C, an underground sprinkler system, security system with

cameras, in-ceiling speakers, central vacuum, and more. Don't miss out - schedule your appointment to see this immaculate home today!