

#101, 45 Reid Court  
Sylvan Lake, Alberta

MLS # A2165886

## \$219,000



<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 255
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** Fridge, stove, built in microwave & dishwasher, blinds, washer & dryer

Designed for easy living this ground level, corner unit townhouse condo is in the sought-after Ryders Ridge Boulevard. Designed for easy living, this bright home offers a blend of comfort and simplicity. Spacious rooms and a well-thought-out layout with two bedrooms and a full bath with new flooring and a separate laundry room. The kitchen has numerous dark, rich cabinetry, large island doubling as an eating area open to the living room. This unit has storage space and in-floor heat (new tank). Corner unit. Steps to the green space. Pets are permitted with approval.