

# **\$589,000 - 4399 Ryders Ridge Boulevard, Sylvan Lake**

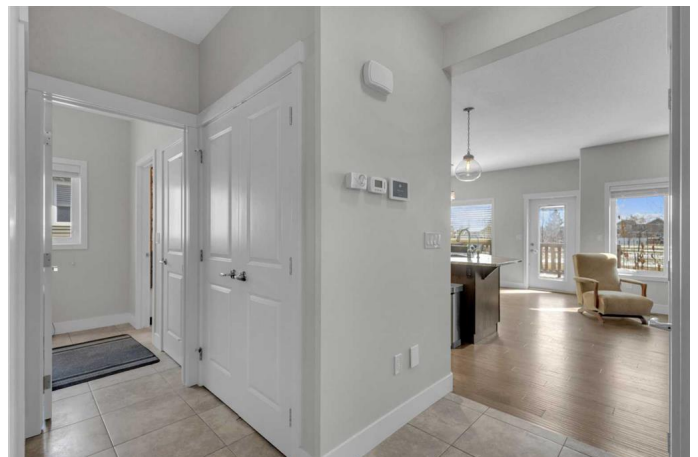
MLS® #A2213759

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,854 sqft  
Residential on 0.12 Acres

Ryders Ridge, Sylvan Lake, Alberta

Nestled in a desirable area of Sylvan Lake, this home offers the perfect blend of style and modern comfort. Boasting a spacious development of over 1,853 sq ft, this property features numerous upgrades. An open and grand entry leads to a spacious kitchen featuring custom backsplash, stainless appliances (including a convection oven with induction cooktop), walk through pantry, island boasting granite countertops and dining area leading to a two-tiered deck. The floorplan seamlessly connects to a welcoming living room filled with natural light from numerous windows complimented by a cozy gas fireplace. Upstairs, the comfort continues with three generously sized bedrooms (each with built in TV hook ups). The living room, dining room and kitchen all boast engineered floors. The spacious primary bedroom have a massive walk-in closet and ensuite bathroom with dual sinks and a beautifully tiled shower. One of the additional bedrooms offers a unique box seating feature, perfect for enjoying picturesque views. The upper level also includes a versatile four-piece bathroom and enhancing the home's functionality is the convenience of a upper-level laundry room. The basement is open for your development and can easily accommodate additional bedrooms, family room or theatre room. It has large egress windows and the mechanical room has a hi-efficiency furnace, tankless water heater, water softener and roughed in for in-floor heat. Special attention has been



given to the homeâ€™s garage, with its extra tall ceiling, its completely insulated, drywalled and has a pre-installed gas line for a future furnace. Entertaining is a breeze with the dining area opening onto a two-tiered deck, equipped with natural gas plumbing for barbecues. The professionally landscaped yard backs onto walking trails, green space and park that is perfect for recreation!

Built in 2012

### **Essential Information**

MLS® #	A2213759
Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4399 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0J7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings, Convection Oven, Tankless Water Heater
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	16
Zoning	R1A

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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