

# \$364,900 - 2, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2221392

**\$364,900**

2 Bedroom, 3.00 Bathroom, 1,427 sqft

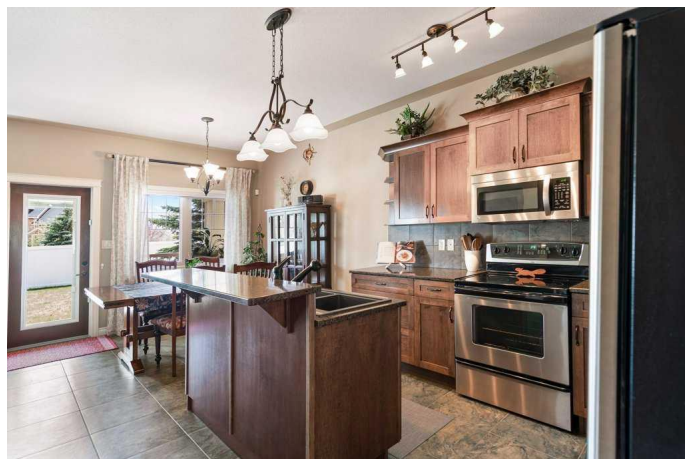
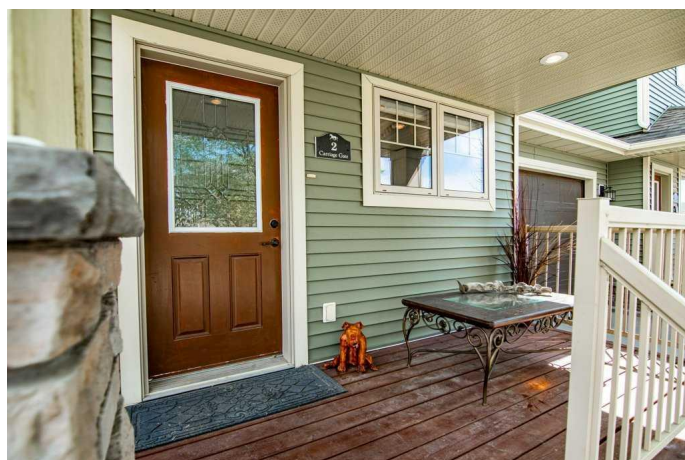
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Donâ€™t miss your chance to own a beautiful townhome in Carriage Gate Villas, located in the desirable Ryders Ridge community of Sylvan Lake. Whether you're looking for a family home or a smart investment, this property offers a stylish living space with maple cabinetry, tile flooring, hardwood in the main living area, granite countertops throughout, and a full stainless steel appliance package. The open-concept main floor features a cozy gas fireplace with custom built-in cabinetry and flows out to a private back deck with a gas lineâ€™perfect for summer BBQs. The quiet, oversized backyard backs onto a park, offering extra privacy and green space. Upstairs, youâ€™ll find two spacious primary suites, each with a full ensuite and walk-in closet, plus a bonus room ideal for a home office, playroom, or media space. Additional features include central vac, full sound wiring, a heated finished single-car attached garage with water access, and an unfinished basement ready for your own design. This home has been lovingly maintained, is in impeccable show-home condition, and is truly move-in ready. Lawn care and snow removal are included for a low-maintenance lifestyle, and youâ€™re within walking distance to grocery stores, coffee shops, restaurants, schools, and parks.

Built in 2008

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2221392      |
| Price          | \$364,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 2, 4603 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                   |
| City        | Sylvan Lake                    |
| County      | Red Deer County                |
| Province    | Alberta                        |
| Postal Code | T4S 0G6                        |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Gazebo                           |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Central Vacuum, Closet Organizers, Quartz Counters, Wired for Sound, Sump Pump(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 15             |
| Zoning         | R3             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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