# \$349,900 - 17, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2211900

### \$349,900

3 Bedroom, 4.00 Bathroom, 1,385 sqft Residential on 0.08 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to carefree living in Carriage Gate Villas! Discover this beautifully maintained end-unit townhome located in the desirable community of Ryders Ridge. This spacious and thoughtfully designed home offers the perfect blend of comfort, convenience, and low-maintenance living. With lawn care and snow removal included, you can spend more time enjoying life and less time on chores. Step inside the bright main level, where the kitchen, dining, and living areas flow togetherâ€"ideal for entertaining guests or enjoying cozy family gatherings. Upstairs, you'II find two generously sized bedrooms and a primary retreat complete with a full ensuite bathroom and walk-in closetâ€"your personal sanctuary at the end of the day. An additional full bathroom completes the upstairs. The fully finished basement offers incredible versatility...a home office, movie room, playroom, or fitness space. You'II also find another full bathroom and storage space. Located within walking distance to schools, parks, walking trails, shopping, restaurants, and other amenities, this home is perfect for young families, busy professionals, or those looking to downsize without compromising lifestyle.







Built in 2009

#### **Essential Information**

MLS® # A2211900 Price \$349,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,385
Acres 0.08
Year Built 2009

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 17, 4603 Ryders Ridge Boulevard

Subdivision Ryders Ridge City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0G6

## **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached, Parking Pad

# of Garages 1

#### Interior

Interior Features Laminate Counters, Central Vacuum, Sump Pump(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Courtyard

Lot Description Gazebo, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 101 Zoning R3

## **Listing Details**

Listing Office Century 21 Maximum

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