

# \$320,000 - 23, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2235759

**\$320,000**

2 Bedroom, 3.00 Bathroom, 1,584 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to Ryders Ridge, Sylvan Lake! This clean, updated 2-bedroom, 2.5-bathroom townhouse offers an incredible opportunity to enjoy the Sylvan Lake lifestyle in a sought-after location. Bright and beautifully maintained, the home features new vinyl plank flooring, fresh paint, and updated trim, creating a modern and inviting feel throughout. The open-concept main floor includes a stylish kitchen with ample counter space, a spacious living room perfect for entertaining, and a convenient 2-piece bath. Upstairs, you'll love the flexible bonus room and two generously sized bedrooms—each with its own private ensuite. Step outside to your west-facing covered deck, ideal for evening BBQs and soaking up the sun. The single attached garage and unfinished basement offer room to grow, ample storage, and add great value. Located minutes from the lake, beach, shopping, schools, and parks, this home combines comfort with convenience. Plus, with maintenance-free condo living, you'll spend less time on chores and more time enjoying everything Sylvan Lake has to offer. Whether you're a first-time buyer, downsizer, or looking for a low-maintenance lake retreat, this home is a must-see!

Built in 2008

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2235759      |
| Price          | \$320,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,584         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 23, 4603 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                    |
| City        | Sylvan Lake                     |
| County      | Red Deer County                 |
| Province    | Alberta                         |
| Postal Code | T4S0G6                          |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Vinyl Windows   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Few Trees, Front Yard, No Neighbours Behind, Lake |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 2              |
| Zoning         | R3             |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal Lepage Network Realty Corp. |
|----------------|-----------------------------------|

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