

# \$379,900 - 8, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2201771

**\$379,900**

3 Bedroom, 4.00 Bathroom, 1,446 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to Carriage Gate Villas in Sylvan Lake, where modern design meets effortless living! This beautiful 3-bedroom, 3.5-bathroom townhome offers 1,445 sq. ft. of above-ground space, plus a fully finished basement with a spacious family room—perfect for movie nights or extra entertaining space. The open-concept main floor features stunning hardwood and tile flooring, a cozy gas fireplace in the living room, and a bright, functional kitchen complete with a pantry and island for extra prep space. Upstairs, the primary suite is a private retreat with a 4-piece ensuite and walk-in closet, while two additional bedrooms provide plenty of space for family, guests, or a home office. This home also offers a front-attached garage for added convenience and a low-maintenance lifestyle, with snow removal and lawn care taken care of by the condo association. Plus, you™ll love the prime location—just a short walk to schools, shopping, and all the amenities you need! Whether you're looking for a family home, an investment property, or a low-hassle place to call your own, this townhome has it all.

Built in 2008

## Essential Information

MLS® #                   A2201771

Price                     \$379,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,446
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	8, 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	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Suspended Ceiling
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	19
Zoning	R3

## Listing Details

Listing Office	Greater Property Group
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