

# \$234,900 - 202, 44 Reid Court, Sylvan Lake

MLS® #A2203188

**\$234,900**

2 Bedroom, 1.00 Bathroom, 891 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Low condo fees on this upper level townhouse in Ryders Ridge Boulevard. is a perfect blend of comfort, functionality, and style in a sought-after neighborhood. Designed for easy, low-maintenance living, this bright and inviting unit is ideal for homeowners or investors alike. The well-planned layout includes two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The open-concept living area is anchored by a well-equipped kitchen with ample cabinet space, a built-in pantry, and a large island that doubles as a workspace and eating area. Seamlessly connected to the kitchen, the living room offers a welcoming space for relaxation or entertaining. Step outside onto the balcony to enjoy peaceful greenspace views—a perfect spot for morning coffee or unwinding in the evening. This pet-friendly property (with approval) is a great option for animal lovers. With its smart design, thoughtful features, and vibrant community setting, this townhouse condo is a true standout. Unit has been freshly painted.

Built in 2015

## Essential Information

MLS® #	A2203188
Price	\$234,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	891
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	202, 44 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	16

Zoning R3

## **Listing Details**

Listing Office KIC Realty

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