

# \$339,000 - 4080 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2203383

## \$339,000

3 Bedroom, 3.00 Bathroom, 818 sqft  
Residential on 0.06 Acres

Ryders Ridge, Sylvan Lake, Alberta

Bungalow WALKOUT townhome with 1485 sq ft of living space! Entrance from back through your west facing fenced yard to a poured concrete covered patio & into this mudroom/back entry w/built-in bench. Triple Pane windows with living, dining & U-shaped kitchen w/4 upgraded stainless appliances & extended countertop. Kitchen has Quartz countertops and pantry. Bonus room off kitchen w/large window is perfect for home office, craft area & more. Upstairs to find 3 bedrooms, 2 full baths & laundry area. Master bedroom has a view to the west, with partially covered balcony 7'x12' w/dura decking finish & metal railing, ensuite w/shower & walk in closet. 2nd 4 piece full bath and 2 additional bedrooms on upper floor. Vinyl Plank Flooring throughout home w/carpet only on the stairs. 7'x6' composite front porch. Yard is fully sodded, comes with 6ft wood fencing in backyard. Easy access to Hwy 20, less than 3 min drive to Meadowlands golf course. Remainder of Alberta New Home Warranty to be transferred to buyer. NO CONDO FEES.



Built in 2020

### Essential Information

MLS® #	A2203383
Price	\$339,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	818
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4080 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0T4

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Central Vacuum, Closet C Closet(s)
Appliances	Dishwasher, Electric Oven, Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, wood Frame
Foundation	Poured Concrete

### Additional Information



Date Listed March 20th, 2025

Days on Market 13

Zoning R3

### **Listing Details**

Listing Office The Property Shop Inc.

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