

# \$439,000 - 4132 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2256366

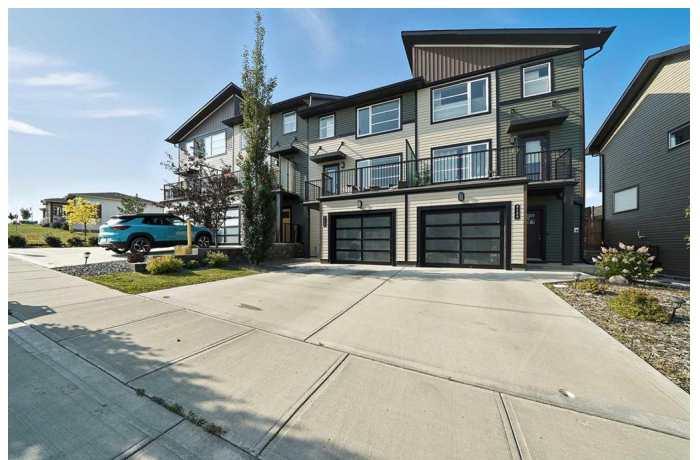
**\$439,000**

3 Bedroom, 4.00 Bathroom, 1,604 sqft

Residential on 0.06 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to This Fantastic Townhome in Ryders Ridge, Sylvan Lake! This beautifully maintained, fully developed townhome offers no condo fees and spacious living across three finished levels. Luxury living without the price tag! On the ground floor, you'll find a large, versatile room that can be used as a family or games room, a guest suite, an Airbnb rental, or even a long-term rental for extra income. A full bathroom is conveniently attached to this space, making it perfect for flexible living arrangements. The second level is truly the heart of the home, featuring a modern open-concept design. The kitchen is both stylish and functional, with stainless steel appliances, a massive island, quartz countertops, and an abundance of storage in the two-toned cabinetry. Adjacent to the kitchen is a spacious family room that opens onto a zero-maintenance balcony with lovely views of Sylvan Lake. A powder room with in-suite laundry is neatly tucked away behind a charming barn door. Off the dining area, patio doors lead to a large back deck and a beautifully landscaped yard, where you can relax in privacy and enjoy open views of the fields and stunning sunsets. Upstairs, the home offers three generous bedrooms. The primary bedroom is impressively large and includes a private three-piece ensuite. A third full bathroom serves the remaining two bedrooms, offering plenty of space and convenience for family members or guests. The home is located in the sought-after Ryders



Ridge neighbourhoodâ€”a family-friendly area known for its welcoming atmosphere and convenient amenities. You're within walking distance of parks, walking trails, and playgrounds, making it perfect for outdoor living. Several schools are nearby, including Ã‰cole Mother Teresa School and H. J. Cody High School, making school drop-offs a breeze. Youâ€™re also just minutes from shopping, restaurants, and quick access to Highway 20 for easy commuting. Additional features include ample parking with an attached garage at the front and a rear parking pad. Situated in the highly desirable Ryders Ridge community, this home offers the perfect balance of comfort, convenience, and lifestyle. Donâ€™t miss your chance to view this exceptional propertyâ€”contact your favourite REALTORÂ® today to schedule a private showing!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2256366      |
| Price          | \$439,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,604         |
| Acres          | 0.06          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 4132 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                |

|             |                 |
|-------------|-----------------|
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0T4         |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 4                                                                       |
| Parking        | Alley Access, Driveway, Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                                                       |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan, Vinyl Windows                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Humidifier |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Private Yard, Rain Gutters, Storage                                     |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 8                    |
| Zoning         | R3                   |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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