

# \$349,900 - 4070 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2271014

**\$349,900**

3 Bedroom, 3.00 Bathroom, 808 sqft

Residential on 0.06 Acres

Ryders Ridge, Sylvan Lake, Alberta

This bungalow-style WALKOUT townhome is bigger, brighter, and better than you expect—boasting 1464 sq ft of stylish living space! Step in from your west-facing fenced yard onto a covered concrete patio and into a smart mudroom with built-in bench and handy half bath. Then—prepare to be wowed! Triple-pane windows flood the open living, dining, and kitchen area with natural light. The U-shaped kitchen shines with quartz counters, upgraded stainless appliances, tons of workspace, and a pantry. Need flexibility? The bonus room off the kitchen, complete with a big window, is ideal for a home office, gym, craft room—or whatever your lifestyle needs. Upstairs, you™ll find 3 bedrooms, 2 full baths, and convenient laundry. The primary bedroom delivers a peaceful west view, a private 7' x 12' partially covered balcony, walk-in closet, and a modern ensuite with walk-in shower. Secondary bedrooms are bright with great closet space, and storage is everywhere you turn—linen, broom, front entry, plus extra laundry storage. Easy-care vinyl plank flooring runs throughout (carpet only on stairs!), making this home perfect for pets and busy households. Guests enter through the charming composite front porch into a spacious foyer—great first impressions, with bedroom privacy maintained. Fully landscaped yard, 6ft fencing, a new large ground level deck and parking stall off a paved lane complete the package. More space. More light. More lifestyle—this walkout



townhome delivers it all.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2271014      |
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 808           |
| Acres          | 0.06          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4070 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4S 0T4                     |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Vinyl Windows, Walk-In Closet(s)                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full                                                                                         |

**Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 17th, 2025 |
| Zoning      | R3                  |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.