\$349,900 - 33 Reid Court, Sylvan Lake

MLS® #A2227897

\$349,900

3 Bedroom, 3.00 Bathroom, 1,264 sqft Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

MOVE-IN READY | FINISHED BASEMENT | NO CONDO FEES | QUICK POSSESSION AVAILABLE ~ Welcome home to this beautifully maintained townhouse located in the family-friendly community of Ryders Ridge in Sylvan Lake. Featuring a functional layout and modern finishes, this property is perfect for first-time buyers, young families, or downsizers looking for easy living close to all amenities. ~ The main floor boasts an open-concept design with stylish, modern colours throughout. The spacious kitchen includes stainless steel appliances, an island with seating, and ample cabinetry. The adjacent dining area provides direct access to a fully fenced and landscaped backyard, complete with a deck and two private parking spotsâ€"ideal for BBQs and summer entertaining. ~ Upstairs, discover three comfortable bedrooms, including a generous primary bedroom featuring a walk-in closet, plus a full 4-piece bathroom. ~ The fully finished basement offers additional living space, with a large family room perfect for movie nights, games, or relaxation, as well as a second full 4-piece bathroom for added convenience. ~ Additional features include a water softener systemâ€"a great benefit given Sylvan Lake's hard water. Enjoy a great location on a quiet court, within walking distance to parks, schools, and shopping. ~ Ready for quick possession and in excellent condition, this home checks all the boxes for comfortable, convenient townhouse living.







Don't miss this oneâ€"schedule your viewing today!

Built in 2014

Essential Information

| MLS® # | A2227897 |
|----------------|---------------|
| Price | \$349,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,264 |
| Acres | 0.05 |
| Year Built | 2014 |
| Туре | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 33 Reid Court |
|-------------|-----------------|
| Subdivision | Ryders Ridge |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0L9 |

Amenities

| Parking Spaces | 2 |
|----------------|--------------------------|
| Parking | Alley Access, Off Street |

Interior

| Interior Features | Kitchen Island, Walk-In Closet(s) |
|-------------------|-----------------------------------|
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplaces | Gas Log |
| Has Basement | Yes |

| Basement | Finished, Full |
|----------|----------------|
|----------|----------------|

Exterior

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

Additional Information

| Date Listed | June 5th, 2025 |
|----------------|----------------|
| Days on Market | 11 |
| Zoning | R3 |

Listing Details

Listing Office Greater Property Group

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