

# \$559,900 - 4164 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2213009

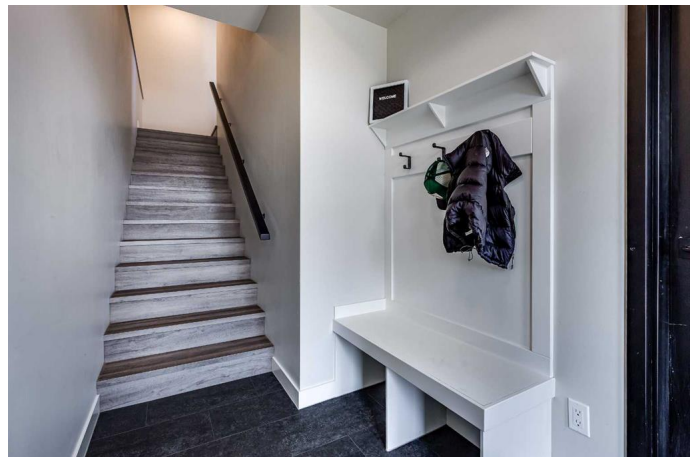
**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,511 sqft

Residential on 0.09 Acres

Vista, Sylvan Lake, Alberta

If you are looking for something different with a modern vibe this is the house for you. Drive into your attached heated 21x28 garage and still have lots of space up front for lake toys, a workbench or sitting area, it even has a toilet in the utility room for convenience. Upstairs is open floor plan with a WOW kitchen, White quartz countertops, black smart stainless steel appliance pkg, black undermount sink & black fixtures, 6 foot island with pull out drawers, wall pantry, kitchen sink looking into yard. A modern feature wall in living room with an electric fireplace and sliding door off dining room to covered deck with glass railing to appreciate the view of the lake. 2 pce powder room for guests and bench at backdoor. Modern horizontal black railing leads upstairs to 2 good sized bedrooms, 4 pce bathroom, linen storage & laundry room. A gorgeous primary bedroom with huge windows, dark feature wall, side lights, dreamy walk in closet, 3pce ensuite with custom tiled shower and did I mention the high ceilings, sure to impress anyone. High efficient furnace with 2 stage fan, infloor heat in garage, HRV, instant heat recovery system, & upgraded lighting package throughout are just a few of the energy efficient things in this home. The west facing yard has a 2 level deck perfect for evening barbques and campfires. White vinyl fencing, 10ft gravel parking pad along the back for, RV, a boat or extra parking for all your friends who want to hang out in your cool house at the lake.



Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213009    |
| Price          | \$559,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,511       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4164 Ryders Ridge Boulevard |
| Subdivision | Vista                       |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4S0T3                      |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Parking Pad, RV Access/Parking |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|            |                       |
|------------|-----------------------|
| Fireplaces | Electric, Living Room |
| Basement   | None                  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |
| Roof              | Metal   |
| Construction      | Vinyl Siding, Wood Frame, Silent Floor Joists                       |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 23               |
| Zoning         | R5               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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