

# \$334,900 - 9, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2246756

**\$334,900**

3 Bedroom, 3.00 Bathroom, 1,378 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom end unit townhouse offering style, space, and convenience! Located in a desirable neighborhood, this move-in-ready home features an attached single garage, a covered rear deck, and a functional, open-concept layout that's perfect for modern living.

The main floor showcases durable laminate flooring, a bright and spacious living area, and a well-appointed kitchen that flows effortlessly into the dining space—ideal for everyday living or entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 4-piece ensuite and walk-in closet.

Enjoy the comfort of brand-new carpet, fresh paint throughout, and a clean, neutral palette ready for your personal touch. The unfinished basement offers endless possibilities for future development—whether you need extra living space, a home office, or a gym.

All appliances are included, even the washer and dryer—just move in and enjoy!

This end unit offers extra privacy, added natural light, and the bonus of a covered rear deck—perfect for relaxing or BBQs year-round. Whether you're a first-time buyer, investor, or looking to downsize, this property is a must-see!



Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246756      |
| Price          | \$334,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,378         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 9, 4603 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                   |
| City        | Sylvan Lake                    |
| County      | Red Deer County                |
| Province    | Alberta                        |
| Postal Code | T4S0G6                         |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Back Yard, Landscaped                                        |
| Roof              | Asphalt Shingle                                              |
| Construction      | Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 103              |
| Zoning         | R3               |
| HOA Fees Freq. | MON              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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