

2, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2221392



\$364,900

Division:	Ryders Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Quartz Counters, Sump Pump(s), Wired for Sound		

Inclusions: N/A

Don't miss your chance to own a beautiful townhome in Carriage Gate Villas, located in the desirable Ryders Ridge community of Sylvan Lake. Whether you're looking for a family home or a smart investment, this property offers a stylish living space with maple cabinetry, tile flooring, hardwood in the main living area, granite countertops throughout, and a full stainless steel appliance package. The open-concept main floor features a cozy gas fireplace with custom built-in cabinetry and flows out to a private back deck with a gas line—perfect for summer BBQs. The quiet, oversized backyard backs onto a park, offering extra privacy and green space. Upstairs, you'll find two spacious primary suites, each with a full ensuite and walk-in closet, plus a bonus room ideal for a home office, playroom, or media space. Additional features include central vac, full sound wiring, a heated finished single-car attached garage with water access, and an unfinished basement ready for your own design. This home has been lovingly maintained, is in impeccable show-home condition, and is truly move-in ready. Lawn care and snow removal are included for a low-maintenance lifestyle, and you're within walking distance to grocery stores, coffee shops, restaurants, schools, and parks.