

**2, 4603 Ryders Ridge Boulevard  
Sylvan Lake, Alberta**

**MLS # A2221392**



**\$364,900**

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

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 361 |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.