

**33 Reid Court
Sylvan Lake, Alberta**

MLS # A2227897



\$349,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,264 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: stove, refrigerator, dishwasher, washer, dryer, window coverings-all, wall shelving -all, garden shed, water softener

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 spots—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 system—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 one—schedule your viewing today!