

**203, 44 Reid Court  
Sylvan Lake, Alberta**

**MLS # A2227988**



**\$234,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 255
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, stove, built in microwave & dishwasher, blinds, washer & dryer

Bright Upper-Level Townhouse in Ryders Ridge &ndash; Low Condo Fees! This well maintained upper-level townhouse condo in the desirable Ryders Ridge community offers a perfect blend of comfort, functionality, and style&mdash;all with low condo fees and is move-in ready. This home is an excellent choice for first-time buyers, investors, or anyone seeking low-maintenance living in a vibrant neighborhood. The thoughtfully designed layout features two spacious bedrooms, a full bath, and a dedicated laundry room. The bright, open-concept main living area includes a well-equipped kitchen with ample cabinetry, a built-in pantry, and a large island that serves as both a workspace and eating area. The living room flows seamlessly from the kitchen, offering a cozy spot to relax or entertain. Enjoy your morning coffee or evening wind-down on the private balcony. Additional perks include an assigned parking stall and pet-friendly status (with approval,) and greenspace just steps away, making this a practical and inviting place to call home. Located close to schools, shopping, parks, and walking trails, this condo is a true standout in a sought-after community. Two cats and one dog is permitted with approval.