

**14, 4603 Ryders Ridge Boulevard
Sylvan Lake, Alberta**

MLS # A2191516



\$397,500

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Hardwood, Vinyl Plank
Roof:	Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 363
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

This beautifully updated townhouse offers modern comfort and convenience, located just moments from schools and shopping in the sought-after Ryders Ridge community. With three spacious bedrooms and 3.5 baths, there's plenty of room for the whole family to spread out. The highlight of this home is the fully finished basement, transformed into a luxurious primary suite complete with a 4-piece ensuite bathroom—perfect for a private retreat. The main floor features a bright, open-concept living area, ideal for entertaining or relaxing, while the kitchen boasts contemporary updates and sleek finishes. The list of upgrades is massive. Including, All new appliances in the last 3 years, farm style sink with garborator roughed in, quartz counter tops, built in entry way bench and storage combo, travertine stone feature walls, custom vent coverings, and luxury vinyl flooring. The list continues moving into the garage, boasting a italian porcelain tile floor, oak cabinets with tile backsplash, central vac, and washer and dryer (hook ups are still available in the basement). Moving up staris you will find even more upgrades, a unique hardwood floor with Leather inlay, custom virsace tile feature wall, renos throughout each bathroom, custom barn door style window coverings. The basement has been converted into another bed room suite with custom maple built ins, another Travertine stone feature wall, solid maple doors, newly renovated 4 piece bathroom done in the last year, adjustable pot lighting, vein cut marble tiles, and electric infloor heat. Additional upgrades to the home include a water softner, and central air. With close proximity to local amenities and easy access to everything you need, this home provides the perfect blend of style, comfort, and location. Don't miss the opportunity to make this townhouse yours!