

**201, 45 Reid Court
Sylvan Lake, Alberta**

MLS # A2194989



\$234,900

Division:	Ryders Ridge		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	854 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

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

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

Discover the perfect blend of comfort, style, and convenience in this upper-level townhouse condo, ideally located in the community of Ryders Ridge. Designed for easy, low-maintenance living, this bright and welcoming home is a standout choice for those looking to enjoy a vibrant neighborhood. Step inside to a thoughtfully designed layout featuring two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The heart of the home is the open-concept living area, where a well-appointed kitchen takes center stage. With ample cabinet space, a built-in pantry, and a generous island that doubles as both a workspace and casual dining area, this kitchen is as functional as it is stylish—plus, it comes with a brand-new microwave! The seamless flow from the kitchen to the living room creates an inviting space, perfect for relaxing or entertaining guests. Step out onto your private balcony and take in peaceful views of the greenspace—a perfect spot for your morning coffee or an evening unwind. This pet-friendly property (with approval) makes an excellent choice for animal lovers. With its modern design, practical features, and prime location, this townhouse condo is truly a gem in a warm and welcoming community. Don't miss your chance to make it yours!