

25, 4603 RYDERS RIDGE Boulevard
Sylvan Lake, Alberta

MLS # A2194200



\$359,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Gazebo, Low Maintenance Landscaping		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	None, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Post & Beam, Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Life gets easier at Carriage Gate Villas, a vibrant community perfect for those seeking a carefree condo lifestyle. Say goodbye to mowing, shoveling, and exterior maintenance, and instead, spend your days doing what you love in a home designed for low-maintenance comfort. This bright and airy 2-bedroom, 2.5-bath condo is thoughtfully laid out, featuring inviting front and back porches where you can enjoy both morning and evening sunshine. Step outside to beautifully landscaped grounds that create a private oasis, complete with colorful gardens, a charming gazebo, and peaceful spaces to relax and unwind. Inside, the main floor is flooded with natural light, showcasing an open-concept design that's perfect for entertaining. Upstairs, you'll find two spacious bedroom suites and a versatile bonus space, ideal for a home office, hobby room, or guest area. The attached garage adds convenience, ensuring you never have to worry about parking. Location, location, location! Situated in the award-winning community of Ryders Ridge, you'll enjoy easy access to shopping, schools, parks, walking trails, dining, and essential services—all just steps from your front door. Plus, you're only moments away from everything Sylvan Lake has to offer, making it the perfect place to call home. 30 days negotiable possession