

# \$349,900 - 17, 4603 Ryders Ridge Boulevard, Sylvan Lake

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MLS® #A2211900

**\$349,900**

3 Bedroom, 4.00 Bathroom, 1,385 sqft  
Residential on 0.08 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to carefree living in Carriage Gate Villas! Discover this beautifully maintained end-unit townhome located in the desirable community of Ryders Ridge. This spacious and thoughtfully designed home offers the perfect blend of comfort, convenience, and low-maintenance living. With lawn care and snow removal included, you can spend more time enjoying life and less time on chores. Step inside the bright main level, where the kitchen, dining, and living areas flow together—ideal for entertaining guests or enjoying cozy family gatherings. Upstairs, you’ll find two generously sized bedrooms and a primary retreat complete with a full ensuite bathroom and walk-in closet—your personal sanctuary at the end of the day. An additional full bathroom completes the upstairs. The fully finished basement offers incredible versatility...a home office, movie room, playroom, or fitness space. You’ll also find another full bathroom and storage space. Located within walking distance to schools, parks, walking trails, shopping, restaurants, and other amenities, this home is perfect for young families, busy professionals, or those looking to downsize without compromising lifestyle.

Built in 2009

## Essential Information



MLS® #	A2211900
Price	\$349,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,385
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	17, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Laminate Counters, Sump Pump(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard
Lot Description	Gazebo, Landscaped

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	95
Zoning	R3

### **Listing Details**

Listing Office	Century 21 Maximum
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