

39 Reynolds Road  
Sylvan Lake, Alberta

MLS # A2242808



**\$409,900**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Laminate Counters, No Smoking Home, Vinyl Windows		
<b>Inclusions:</b>	NONE		

**IMMEDIATE POSSESSION AVAILABLE!** Don't miss this 4 bedroom 3 bathroom bi-level in desirable Ryders ridge subdivision...only a few blocks from the lake. This home is situated close to schools, shopping, all essential amenities, parks/playgrounds. As you enter the home from the southern facing front veranda you will be greeted by a spacious entry way with coat closet. Upstairs you will find 3 bedrooms on the main level, including a good size primary bedroom with 4 piece ensuite. The living room has plenty of natural light, laminate flooring and a vaulted ceiling. The kitchen has a centre island, built in pantry, dining area and comes complete with black stove/fridge(with water & ice)/dishwasher/microwave. Just through the garden doors off the dining room you will find a large deck overlooking the spacious fenced rear yard with parking pad. The basement is fully finished (except for flooring) and includes a large family room, bedroom, 4 piece bathroom and an area that could be framed in for a 5th bedroom or used as is as a games/craft area.