

32 Reid Court  
Sylvan Lake, Alberta

MLS # A2273878



**\$319,000**

<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Vinyl Windows		

**Inclusions:** Dishwasher, Microwave hood fan, Oven, refrigerator, washer/dryer, window coverings

Welcome to this well-kept 3-bedroom, 2-bathroom townhouse in the vibrant lakeside community of Sylvan Lake with absolutely no condo fees! This property is an outstanding opportunity for first-time buyers, young families, or investors seeking a low-maintenance home in a high-demand area. The main floor offers an inviting open-concept layout, complemented by stainless steel appliances in the kitchen. Upstairs, you'll find three comfortable bedrooms and a well-appointed full bathroom, making the home functional and family-friendly. The unfinished basement provides valuable potential—create a future rec room, additional bedroom, or enjoy it as ample storage space. Outside, the fully usable yard space and private deck offer the perfect setting for relaxing, hosting, or letting kids and pets enjoy the outdoors. Located close to schools, parks, shopping, and the lake, this townhouse delivers comfort, convenience, and exceptional value—without the extra monthly fees. A must-see for buyers looking to maximize affordability and potential!