

85 Reynolds Road
Sylvan Lake, Alberta

MLS # A2283230



\$499,800

Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached, Workshop in Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	NA		

Spacious two-storey home with TRIPLE CAR GARAGE, ideally located close to parks, schools, and shopping. This well-appointed home features a welcoming covered front porch, large mudroom with laundry, and a versatile office or flex room near the entry. The open-concept main floor offers a bright living area and a chef-inspired kitchen with ample cabinetry, center island, and dining nook with access to the deck—perfect for summer BBQs—plus a convenient 2-piece bath. Upstairs includes a primary bedroom with walk-in closet and 4-piece ensuite, two additional good-sized bedrooms, and a full bath. The lower level provides a side entrance with access to both levels. Outside, enjoy a decent-sized yard and a triple-car garage with a divided space ideal for a man cave, workshop, or hobby room.