

4413 Ryders Ridge Boulevard  
Sylvan Lake, Alberta

MLS # A2285258

**\$610,000**



<b>Division:</b>	Ryders Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Warm earthy tones compliment this lovely CORNER LOT TWO-STORY. An elegant design that welcomes you with a large tiled entry. Soaring ceilings create a grand first impression, complimented by a striking staircase. Rich hardwood floors lead you to the heart of the home. The living room offers a stunning stone fireplace as it's focal point. The kitchen is beautifully designed with warm wood cabinetry and a convenient walk-thru pantry. The dining room gives you easy access to the large deck, complete with a gas line for grilling. The beautiful backyard is fully fenced and opens up to a gorgeous greenspace and pathway. Mature shrubs boarder the fence and provide additional privacy. Back inside, the second level is thoughtfully designed as a private family retreat. The spacious primary bedroom offers a true sanctuary, complemented by an expansive 5-piece ensuite. Unwind in the oversized soaker tub beside the glow of a gorgeous 2-sided fireplace that connects seamlessly to the bedroom. Two additional bedrooms and a 4-piece ensuite provide the necessities for the entire family. Laundry can also be found on this upper level. The fully finished basement extends the home's living space. The spacious family room is designed for comfort in every season, enhanced by the in-floor heating. Whether it is movie nights, game days, or simply relaxing, there is room for everyone to gather. Two generous bedrooms and a 4-piece bathroom offer accommodations for older children or company. The double attached garage provides plenty of indoor parking. Additional upgrades include the Renai System on Demand, a water softener, and Central Air. An exceptional home in a sought-after neighborhood, schedule your showing before it's gone!