

# \$239,000 - 201, 45 Reid Court, Sylvan Lake

MLS® #A2194989

**\$239,000**

2 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Discover the perfect blend of comfort, style, and convenience in this upper-level townhouse condo, ideally located in the community of Ryders Ridge. Designed for easy, low-maintenance living, this bright and welcoming home is a standout choice for those looking to enjoy a vibrant neighborhood. Step inside to a thoughtfully designed layout featuring two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The heart of the home is the open-concept living area, where a well-appointed kitchen takes center stage. With ample cabinet space, a built-in pantry, and a generous island that doubles as both a workspace and casual dining area, this kitchen is as functional as it is stylish—plus, it comes with a brand-new microwave! The seamless flow from the kitchen to the living room creates an inviting space, perfect for relaxing or entertaining guests. Step out onto your private balcony and take in peaceful views of the greenspace—a perfect spot for your morning coffee or an evening unwind. This pet-friendly property (with approval) makes an excellent choice for animal lovers. With its modern design, practical features, and prime location, this townhouse condo is truly a gem in a warm and welcoming community. Don't miss your chance to make it yours!

Built in 2015

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2194989      |
| Price          | \$239,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 854           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 201, 45 Reid Court |
| Subdivision | Ryders Ridge       |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S 0L9            |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 65                  |
| Zoning         | R3                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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