

\$459,000 - 15 Regatta Way, Sylvan Lake

MLS® #A2219613

\$459,000

5 Bedroom, 3.00 Bathroom, 1,059 sqft

Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

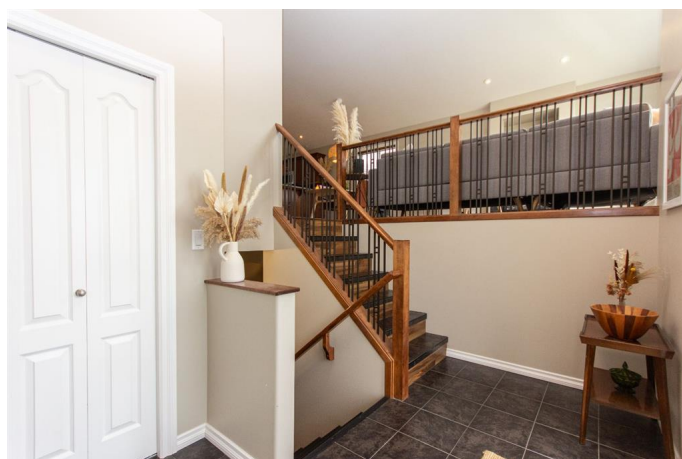
Welcome to this beautifully maintained bi-level home located in Ryders Ridge. Enter into an oversized tiled entryway that leads upstairs to the open-concept main floor featuring vaulted ceilings and large windows. The cozy gas fireplace in the living room creates a warm focal point and flows seamlessly into the spacious dining area and functional kitchen. The kitchen is equipped with stainless steel appliances, full tiled backsplash, corner sink, pantry and a raised eating barâ€”perfect for both everyday living and entertaining. Step outside from the kitchen onto a large, covered south-facing deck overlooking a fully fenced backyard and your detached garage. The main level also features a generously sized primary bedroom complete with dual closets and a private 3-piece ensuite. A second bedroom and a 4-piece bathroom complete this level. The fully finished lower level offers additional living space, including a large family room, two more bedrooms, both with large windows, and a shared 4-piece bathroomâ€”ideal for guests or a growing family. This home includes a water softener system and recent upgrades such as a new hot water tank (August 2024) and several updated windows including the large front living room window.

Built in 2010

Essential Information

MLS® #

A2219613



Price	\$459,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,059
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	15 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Breakfast Bar, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Microwave Hood Fan, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Rectangular Lot, Back Lane, Front Yard, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	2
Zoning	R5

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.