

\$349,900 - 33 Reid Court, Sylvan Lake

MLS® #A2227897

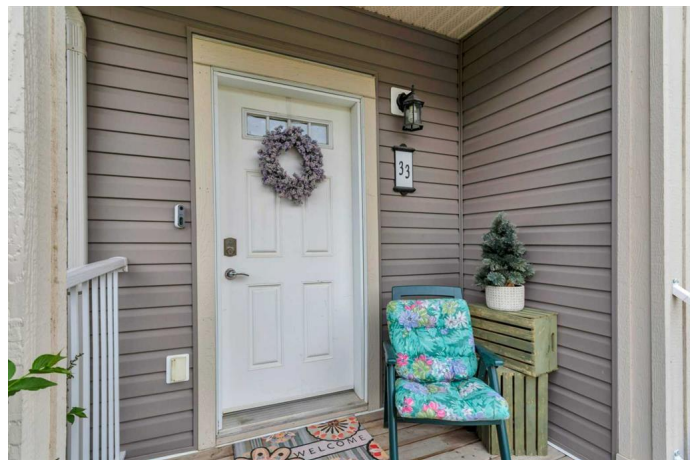
\$349,900

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

MOVE-IN READY | FINISHED BASEMENT | NO CONDO FEES | QUICK POSSESSION AVAILABLE ~ Welcome home to this beautifully maintained townhouse located in the family-friendly community of Ryders Ridge in Sylvan Lake. Featuring a functional layout and modern finishes, this property is perfect for first-time buyers, young families, or downsizers looking for easy living close to all amenities. ~ The main floor boasts an open-concept design with stylish, modern colours throughout. The spacious kitchen includes stainless steel appliances, an island with seating, and ample cabinetry. The adjacent dining area provides direct access to a fully fenced and landscaped backyard, complete with a deck and two private parking spots—ideal for BBQs and summer entertaining. ~ Upstairs, discover three comfortable bedrooms, including a generous primary bedroom featuring a walk-in closet, plus a full 4-piece bathroom. ~ The fully finished basement offers additional living space, with a large family room perfect for movie nights, games, or relaxation, as well as a second full 4-piece bathroom for added convenience. ~ Additional features include a water softener system—a great benefit given Sylvan Lake's hard water. Enjoy a great location on a quiet court, within walking distance to parks, schools, and shopping. ~ Ready for quick possession and in excellent condition, this home checks all the boxes for comfortable, convenient townhouse living.



Don't miss this one! Schedule your viewing today!

Built in 2014

Essential Information

MLS® #	A2227897
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	33 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Gas Log
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025
Days on Market 12
Zoning R3

Listing Details

Listing Office Greater Property Group

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