

# \$234,900 - 203, 44 Reid Court, Sylvan Lake

MLS® #A2227988

**\$234,900**

2 Bedroom, 1.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

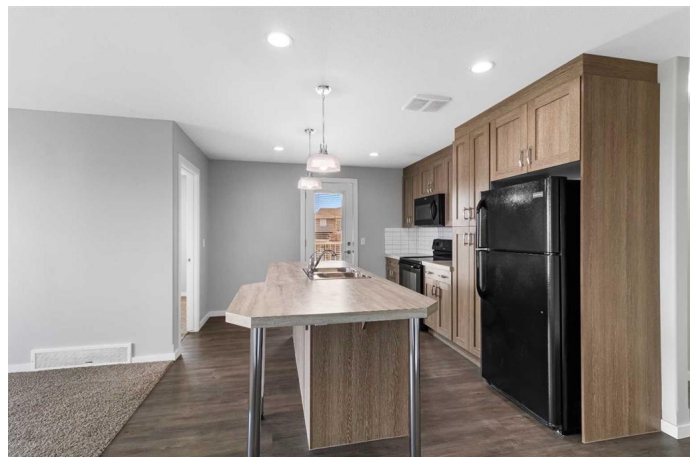
Bright Upper-Level Townhouse in Ryders Ridge â€“ Low Condo Fees! This well maintained upper-level townhouse condo in the desirable Ryders Ridge community offers a perfect blend of comfort, functionality, and styleâ€”all with low condo fees and is move-in ready. This home is an excellent choice for first-time buyers, investors, or anyone seeking low-maintenance living in a vibrant neighborhood. The thoughtfully designed layout features two spacious bedrooms, a full bath, and a dedicated laundry room. The bright, open-concept main living area includes a well-equipped kitchen with ample cabinetry, a built-in pantry, and a large island that serves as both a workspace and eating area. The living room flows seamlessly from the kitchen, offering a cozy spot to relax or entertain. Enjoy your morning coffee or evening wind-down on the private balcony. Additional perks include an assigned parking stall and pet-friendly status (with approval,) and greenspace just steps away, making this a practical and inviting place to call home. Located close to schools, shopping, parks, and walking trails, this condo is a true standout in a sought-after community. Two cats and one dog is permitted with approval.

Built in 2015

## Essential Information

MLS® #

A2227988



Price	\$234,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	203, 44 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	Balcony, Other, Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

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

### **Listing Details**

Listing Office	KIC Realty
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