

\$245,000 - 102, 43 Reid Court, Sylvan Lake

MLS® #A2262883

\$245,000

2 Bedroom, 1.00 Bathroom, 892 sqft

Residential on 0.04 Acres

Ryders Ridge, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~

MOVE IN READY 2 BEDROOM, 1 BATH

CONDO ~ MODERN FINISHES

THROUGHOUT ~ Covered front patio

welcomes you and leads to a welcoming foyer with a large coat closet ~ Open concept layout complemented by high ceilings and vinyl plank flooring creates a feeling of spaciousness ~ The living room has tray ceilings, recessed lighting and a large picture window that fills the space with natural light ~ The eat in kitchen offers a functional layout with plenty of cabinets with a wall pantry, ample counter space including an island with an eating bar and pendant lights above, full tile backsplash and stainless steel appliances ~ 2 bedrooms are both a generous size with ample closet space and large windows ~ Oversized 3 piece bathroom features a walk in shower with a bench and convenient access to the in unit laundry room ~ In unit storage room ~ Monthly condo fees are \$254.28 and include exterior insurance, maintenance grounds, professional management and reserve fund contributions ~ Pets OK with some restrictions ~ 1 powered parking stall just outside your front door with tons of visitor parking ~ Located in the popular Ryders Ridge neighbourhood with walkable access to schools, parks, walking trails, and multiple shopping plazas with tons of restaurants, shopping, medical and more ~ Immediate possession and move in ready!

Built in 2014



Essential Information

MLS® #	A2262883
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	892
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	102, 43 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Amenities	Picnic Area, Visitor Parking, Parking
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	Assigned, Plug-In, Stall, Guest
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Private Entrance
-------------------	-----------------------------

Lot Description	Landscaped, Low Maintenance Landscape, See Remarks, Open Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	27
Zoning	R3

Listing Details

Listing Office	Lime Green Realty Central
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.