

\$584,800 - 15 Rosse Place, Sylvan Lake

MLS® #A2265482

\$584,800

2 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 0.24 Acres

Ryders Ridge, Sylvan Lake, Alberta

Perfectly positioned on an expansive 10,000 sq. ft. lot, this property offers endless outdoor possibilities. Whether you envision a detached garage, RV parking, lush gardens, or even your own personal putting green, this home provides the space—and the builder—to make it happen.

With 1,300 sq. ft. of thoughtfully designed main-floor living and a framed-in walkout basement ready for your custom finishing, this home blends elegance with practicality. A welcoming composite front porch sets the tone for the quality craftsmanship throughout.

Inside, a bright second bedroom sits just off the front entrance, ideal for a guest room, home office, or cozy den. The spacious entryway connects to the attached garage, a convenient main-floor laundry room, and a walk-through pantry that flows seamlessly into the open-concept kitchen and living area.

The kitchen is a true showpiece—featuring quartz countertops, stainless steel appliances, soft-close cabinetry, and ceiling-height cupboards. A large central island provides both prep space and casual seating, while the adjoining dining area opens to a private dura-deck complete with a privacy wall and gas line for effortless outdoor entertaining.

The living room is bright and inviting, with oversized windows overlooking the expansive



backyard. Pre-wired for a wall-mounted TV, this space is perfect for relaxing or hosting guests.

The primary suite offers a peaceful retreat, large enough for a king-size bed and full furnishings. The spa-inspired ensuite features dual sinks, a 4-foot shower with a built-in bench, and sliding barn doors leading to a spacious walk-in closet. A second full bathroom with a tub/shower combo ensures comfort and convenience for family or guests.

Additional highlights include triple-pane windows for superior energy efficiency, roughed-in in-floor heating, a framed-in walkout basement with a painted floor, maintenance-free vinyl fencing, RV sewer hookup, dura-decking, and enhanced sound insulation in the party wall for added privacy.

With premium finishes, a smart layout, and a truly generous lot, this exceptional home delivers comfort, craftsmanship, and lifestyle—all within a welcoming 45+ adult-living community.

Built in 2022

Essential Information

MLS® #	A2265482
Price	\$584,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,298
Acres	0.24
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow

Status	Active
--------	--------

Community Information

Address	15 Rosse Place
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	In Floor Roughed-In, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	14
Zoning	R2

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

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.