

# \$330,000 - 36 Reid Court, Sylvan Lake

MLS® #A2216893

**\$330,000**

3 Bedroom, 3.00 Bathroom, 1,259 sqft  
Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

Introducing 36 Reid Court, a captivating townhouse in the beautiful town of Sylvan Lake. This home boasts an award-winning layout and is nestled in the vibrant Ryders Ridge neighborhood, close distance to shopping, dining, schools, and parks. With 1258 square feet of modern living space, this home is designed for both entertainment and relaxation.

Step into this home, you will be greeted with an open, spacious main floor, with large windows and modern features welcoming you in. A contemporary kitchen with dark cabinetry and beautiful contrasting white countertops and backsplash. Never fear for kitchen space as you will find an abundance of cabinetry and a convenient oversized island, with an eat-up bar. Entertaining is a delight with seamless views of the dining and living rooms. Off the dining room, your own outdoor oasis, including a patio space and partially fenced backyard, perfect for entertaining or enjoying nature in the warmer months. The main floor is completed by a 2-piece guest bathroom.

Upstairs, discover three bedrooms, including a spacious sized master with a generous walk-in closet. 2 additional bright bedrooms and a large 4-piece bathroom finish off the top floor of this home. Moving on, in the basement you will find the washer and dryer, as well as a finished third bathroom. The rest of the space is open for your creative development. Central



air recently added, perfect for those warm summer days!

The best part? No condo fees, yet ample access to green spaces, parks and the best of Sylvan lakes shopping and convenience right here in Ryders Ridge. Whether it's your first home or you're downsizing, this townhouse is tailored for you!

Built in 2014

### **Essential Information**

MLS® #	A2216893
Price	\$330,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A9

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Off Street

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	17
Zoning	R3

## Listing Details

Listing Office	RE/MAX real estate central alberta
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