

# \$499,900 - 58 Rozier Close, Sylvan Lake

MLS® #A2221830

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,350 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this charming 2-storey home located in the highly sought-after neighborhood of Ryders Ridge in Sylvan Lake. Situated on a family-friendly close, this home offers the perfect combination of comfort, style, and convenience. With 4 bedrooms and 3.5 bathrooms, there's plenty of space for the entire family. The open-concept main floor is bright and inviting, featuring large windows that flood the space with natural light and neutral tones that complement any style. The kitchen is functional and well-appointed, with a fridge that was replaced just a year ago, and it flows seamlessly into the dining and living areas—perfect for entertaining or everyday family life. Upstairs, you'll find three bedrooms, including a primary suite with its own ensuite bathroom. The fully finished basement, completed in 2023, provides even more living space and has in-floor heat roughed in for future comfort. This home is ideally located near the town's trail system, schools, shopping, and ball diamonds, making it a perfect spot for active families. Best of all, it's just a short walk to beautiful Sylvan Lake. Whether you're enjoying the outdoors or settling in for a cozy night at home, this property has everything you need. Don't miss your chance to make it yours!

Built in 2009

## Essential Information



MLS® #	A2221830
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,350
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	58 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Sump Pump(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	12
Zoning	R1A

### **Listing Details**

Listing Office	Century 21 Maximum
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