

# \$349,900 - 33 Reid Court, Sylvan Lake

MLS® #A2227897

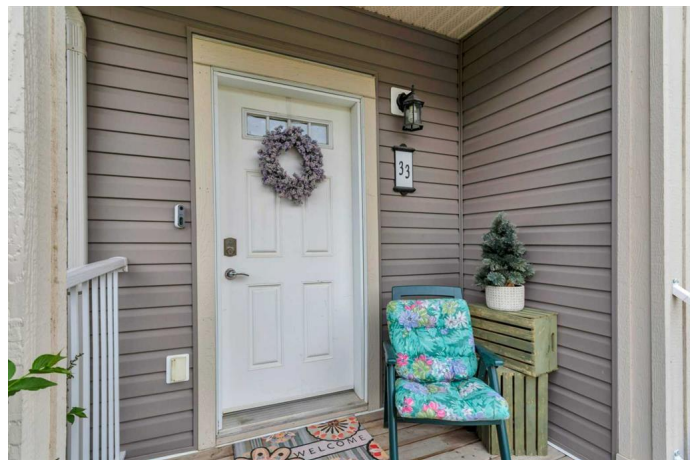
**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

MOVE-IN READY | FINISHED BASEMENT | NO CONDO FEES | QUICK POSSESSION AVAILABLE ~ Welcome home to this beautifully maintained townhouse located in the family-friendly community of Ryders Ridge in Sylvan Lake. Featuring a functional layout and modern finishes, this property is perfect for first-time buyers, young families, or downsizers looking for easy living close to all amenities. ~ The main floor boasts an open-concept design with stylish, modern colours throughout. The spacious kitchen includes stainless steel appliances, an island with seating, and ample cabinetry. The adjacent dining area provides direct access to a fully fenced and landscaped backyard, complete with a deck and two private parking spots—ideal for BBQs and summer entertaining. ~ Upstairs, discover three comfortable bedrooms, including a generous primary bedroom featuring a walk-in closet, plus a full 4-piece bathroom. ~ The fully finished basement offers additional living space, with a large family room perfect for movie nights, games, or relaxation, as well as a second full 4-piece bathroom for added convenience. ~ Additional features include a water softener system—a great benefit given Sylvan Lake's hard water. Enjoy a great location on a quiet court, within walking distance to parks, schools, and shopping. ~ Ready for quick possession and in excellent condition, this home checks all the boxes for comfortable, convenient townhouse living.



Don't miss this one! Schedule your viewing today!

Built in 2014

### Essential Information

MLS® #	A2227897
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,264
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	33 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

### Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Gas Log
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              June 5th, 2025  
Days on Market        2  
Zoning                    R3

**Listing Details**

Listing Office            Greater Property Group

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