

# \$244,900 - 100, 44 Reid Court, Sylvan Lake

MLS® #A2247626

**\$244,900**

2 Bedroom, 1.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Bright & Inviting Corner Ground Unit in Ryders Ridge! Welcome to this charming ground-level townhouse condo, ideally located in the highly desirable Ryders Ridge Boulevard neighborhood. With its smart layout, abundant natural light, and the privacy of a corner unit, this home offers a perfect balance of comfort and convenience. Inside, you'll find two spacious bedrooms, a full bathroom, and a separate laundry room with plenty of extra storage. The kitchen stands out with its generous cabinetry, built-in pantry, and large island that doubles as a casual dining spot. The open-concept design flows seamlessly into the living room, creating a warm and welcoming space for relaxing or entertaining. A cozy breakfast nook adds even more charm and functionality. Enjoy in-floor heating during the colder months and direct access to green space just steps from your door. This pet-friendly home (with approval) makes it easy for your furry friends to feel right at home. Perfect for first-time buyers, downsizers, or investors—this is low-maintenance living in a location you'll love!

Built in 2015

## Essential Information

MLS® # A2247626

Price \$244,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	872
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	100, 44 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	None
Basement	None

### Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 11th, 2025
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Days on Market	1
Zoning	R3

## **Listing Details**

Listing Office	KIC Realty
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