

# \$465,000 - 10 Reynolds Road, Sylvan Lake

MLS® #A2256407

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,172 sqft

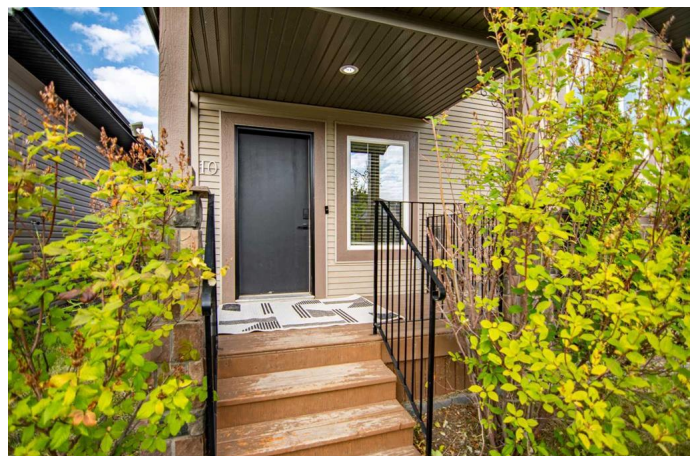
Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

Discover a home that elevates your family's quality of life in the award-winning community of Ryders Ridge! This inviting 4-bedroom, 3-bathroom home is tucked away on a quiet, family-friendly street of charming detached homes. With an elementary school and its amazing playground just a short walk away, and convenient access to shops, banks, and restaurants, your everyday routines become easier and more enjoyable.

Perched on a desirable corner lot, the home offers extra parking, a fenced backyard for safe play, and an oversized 2-car detached garage with back alley access. Step in from the garage to a thoughtful mudroom-style entry, designed to keep life organized, before entering the heart of the home – a spacious, bright kitchen. With wood cabinetry, a pantry, and room for multiple cooks, this kitchen makes meal prep and family gatherings effortless, flowing seamlessly into the dining area and main-level family room. The primary bedroom offers a private retreat complete with its own ensuite, giving parents a comfortable space to relax at the end of the day.

Downstairs, the fully finished lower level expands your possibilities, with two bedrooms, a full bath, and a generous flex space – perfect for a playroom, workout zone, or cozy media lounge. Every detail of this home is designed to enrich daily living, giving your family the space, comfort, and convenience to



grow and thrive in Ryders Ridge.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256407    |
| Price          | \$465,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,172       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10 Reynolds Road |
| Subdivision | Ryders Ridge     |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0C2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer                |
| Heating           | In Floor, Forced Air                                                                           |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Level, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             September 11th, 2025  
Days on Market        9  
Zoning                   R5

**Listing Details**

Listing Office           Century 21 Maximum

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