

# **\$389,900 - 32 Rowberry Court, Sylvan Lake**

MLS® #A2233239

**\$389,900**

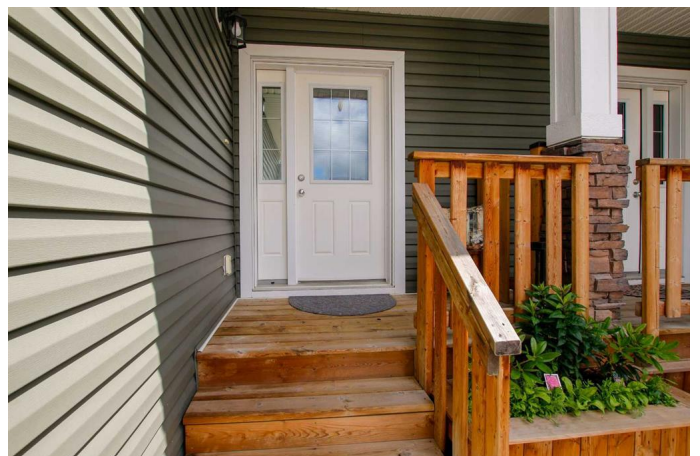
3 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.06 Acres

Ryders Ridge, Sylvan Lake, Alberta

NO CONDO FEES ~ 3 BEDROOM, 2 BATH  
2-STOREY TOWNHOME LOADED WITH  
UPGRADES ~ ATTACHED GARAGE ~  
IMMEDIATE POSSESSION AVAILABLE ~

Pride of ownership is evident in this well cared for, spotless home ~ Covered front entry welcomes you and leads to a sun filled foyer offering a large coat closet and convenient access to the attached garage ~ Open concept main floor layout complemented by high ceilings creates a feeling of spaciousness ~ The stunning kitchen offers an abundance of cabinetry with crown moulding and large capacity drawers, a wall pantry, quartz countertops with an eating bar, full tile backsplash, window above the undermount sink overlooking the backyard, updated hardware, updated light fixtures and newer stainless steel appliances ~ Easily host large gatherings in the dining room with garden door access to the deck and backyard ~ 2 piece main floor bathroom with quartz topped vanity ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has an updated 3 piece ensuite with a walk in shower, and a spacious walk in closet with built in organizers ~ 2 additional bedrooms are both a generous size, have ample closet space, and are conveniently located next to a 4 piece bathroom ~ The basement has a newly developed family room with pine plank ceiling, roughed in plumbing and framing for a bathroom, laundry and tons of space for



storage ~ Other great features include; central air conditioning, luxury vinyl plank flooring, security cameras ~ Single attached garage is insulated, finished with drywall and has over 12' ceilings ~ The backyard is beautifully landscaped with perennials and shrubs, has enclosed storage below the deck, and is fully fenced with back alley access ~ Located in the award winning Ryder's Ridge neighbourhood with easy access to parks, playgrounds, schools, walking trails and tons of shopping and dining all within walking distance ~ Move in ready!

Built in 2014

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2233239      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,245         |
| Acres          | 0.06          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 32 Rowberry Court |
| Subdivision | Ryders Ridge      |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 0L7           |

### **Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                     |
| Parking Spaces | 2                                                                                                                |
| Parking        | Alley Access, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Single Garage Attached |
| # of Garages   | 1                                                                                                                |

## Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                                                                                           |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 10              |
| Zoning         | R3              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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