

# \$449,900 - 15 Richfield Crescent, Sylvan Lake

MLS® #A2244091

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,472 sqft  
Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

Located in the desirable Ryders Ridge subdivision of Sylvan Lake, this charming two-story home offers convenience and comfort just steps from schools, tennis courts, walking paths, and shopping. Enjoy all that Sylvan Lake has to offer year-round. This 1,472 sq ft home welcomes you with a lovely front porch and landscaped front yard. Inside, you'll find 9-foot ceilings and an open-concept main floor with durable laminate flooring throughout. The kitchen features warm wood cabinets and stainless steel appliances, flowing seamlessly into the dining area with patio doors leading to the back deck—perfect for entertaining. A 2-piece bathroom and a convenient laundry area complete the main level. Upstairs, you'll find three carpeted bedrooms, including a spacious primary suite with a 4-piece ensuite and a large walk-in closet, plus an additional 4-piece bathroom for the family. The basement is undeveloped with 10-foot ceilings, a roughed-in 4-piece bathroom, and a newer hot water tank—ready for your personal touch. The fully fenced backyard includes a gravel parking pad for two vehicles, offering both privacy and practicality. This home is the perfect blend of function, style, and location—ready for you to move in and make it your own.



Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244091    |
| Price          | \$449,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,472       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 15 Richfield Crescent |
| Subdivision | Ryders Ridge          |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 0K1               |

## Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Parking Pad, Unpaved |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | High Ceilings                                                |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Front Yard      |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 5               |
| Zoning         | R5              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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