

# \$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, youâ€™™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 investorsâ€™™this is low-maintenance living in a location youâ€™™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 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
| Zoning         | R3 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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