

# \$425,000 - 37 Reynolds Road, Sylvan Lake

MLS® #A2249804

**\$425,000**

4 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

You™ll be impressed with this well cared for and nicely updated 2-storey home in the desirable neighbourhood of Ryders Ridge—close to schools, parks, playgrounds, amenities, and the beach! The home offers great curb appeal with its charming front porch, a perfect spot to enjoy the sunny south exposure. Inside, the open-concept main floor welcomes you from the front entry, complete with a coat closet. The spacious living room is filled with natural light from a large south-facing window. The kitchen features warm oak cabinetry, a pantry, and a sink overlooking the backyard. Recent upgrades include a stainless steel fridge and stove (2022) and a built-in stainless microwave (2025). The adjoining dining area is surrounded by windows, also with backyard views. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers a double closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the second level. The basement was fully finished in 2024 with a modern design and vinyl plank flooring. It includes a family/recreation room, a bedroom, and a 4-piece bathroom. The backyard is large and fully fenced, providing plenty of room for kids and pets to play. A two-car gravel parking pad sits at the back. Additional updates include central A/C (2023) and a new hot water tank (2024).

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249804    |
| Price          | \$425,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,417       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 37 Reynolds Road |
| Subdivision | Ryders Ridge     |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0C2          |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | Central Air    |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 6                 |
| Zoning         | R5                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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