

# \$359,900 - 25, 4603 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2194200

**\$359,900**

2 Bedroom, 3.00 Bathroom, 1,445 sqft  
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Life gets easier at Carriage Gate Villas, a vibrant community perfect for those seeking a carefree condo lifestyle. Say goodbye to mowing, shoveling, and exterior maintenance, and instead, spend your days doing what you love in a home designed for low-maintenance comfort. This bright and airy 2-bedroom, 2.5-bath condo is thoughtfully laid out, featuring inviting front and back porches where you can enjoy both morning and evening sunshine. Step outside to beautifully landscaped grounds that create a private oasis, complete with colorful gardens, a charming gazebo, and peaceful spaces to relax and unwind.

Inside, the main floor is flooded with natural light, showcasing an open-concept design that's perfect for entertaining. Upstairs, you'll find two spacious bedroom suites and a versatile bonus space, ideal for a home office, hobby room, or guest area. The attached garage adds convenience, ensuring you never have to worry about parking. Location, location, location! Situated in the award-winning community of Ryders Ridge, you'll enjoy easy access to shopping, schools, parks, walking trails, dining, and essential services—all just steps from your front door. Plus, you're only moments away from everything Sylvan Lake has to offer, making it the perfect place to call home.

30 days negotiable possession



Built in 2009

## Essential Information

MLS® #	A2194200
Price	\$359,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	25, 4603 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G6

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Walk-In Closet(s), Laminate Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      None, Unfinished

**Exterior**

Exterior Features      Garden  
Lot Description        Backs on to Park/Green  
                                 Landscape, Gazebo  
Roof                        Asphalt Shingle  
Construction           Concrete, Vinyl Siding, Wood  
                                 Post & Beam  
Foundation              Poured Concrete



**Additional Information**

Date Listed                February 12th, 2025  
Days on Market        78  
Zoning                      R3

**Listing Details**

Listing Office            RE/MAX real estate central alberta

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