

# **\$554,900 - 4402 Ryders Ridge Boulevard, Sylvan Lake**

MLS® #A2210617

**\$554,900**

5 Bedroom, 4.00 Bathroom, 1,917 sqft  
Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

This thoughtfully designed two-storey showcases a superb layout, numerous upgrades throughout and a West facing backyard, all nestled in the desirable Ryders Ridge community. The open-concept main floor welcomes you with a full wall of west-facing windows that bathe the space in natural light, beautifully complemented by rich hardwood flooring and custom rock detailing. Don't worry about the heat as this home is air conditioned ensuring the perfect temperature day or night. The kitchen is a dream for both everyday living and entertaining, boasting top-tier stainless steel appliances, elegant granite countertops, a raised eating bar, and stylish cabinetry.

The bright and open living room centers around a stunning rock-faced gas fireplace – perfect for relaxing evenings. The upper level features an oversized bonus room ideal as a family lounge, study space, or children's media area. There are two good sized bedrooms and a spacious primary bedroom offering a peaceful retreat with walk-in closet and a luxurious five-piece ensuite. The kids will also love the main bathroom's upgraded tile and striking feature tub.

The fully developed basement adds even more versatility, featuring polished concrete finish with in-floor heating, two additional bedrooms (one room can be easily converted back to make a larger family room, and a fourth bathroom. Outside, the west-facing backyard offers exceptional space & sunshine



â€“ perfect for outdoor enthusiasts. A beautifully designed 8x14 passive-solar greenhouse allows for year round gardening and several garden beds add summer time charm and functionality for those green thumbs. The attached and heated garage provides super storage with shelving & cabinets and what a bonus to be able to unload groceries or dry out sports gear without a worry about the weather. Other upgrades include on demand hot water and a water softener. This delightful home blends refined taste with quality craftsmanship and immaculate finishing touches throughout. Move-in ready and made for modern living, this home is a the complete package.

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210617    |
| Price          | \$554,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,917       |
| Acres          | 0.13        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 4402 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |

Postal Code T4S 0J7

### Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Tankless Hot Water

Appliances See Remarks

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Garden

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 10th, 2025

Days on Market 10

Zoning R1

### Listing Details

Listing Office Greater Property Group

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