

\$234,900 - 202, 44 Reid Court, Sylvan Lake

MLS® #A2203188

\$234,900

2 Bedroom, 1.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

LowÂ condo fees on this upper level townhouse in Ryders Ridge Boulevard. is a perfect blend of comfort, functionality, and style in a sought-after neighborhood. Designed for easy, low-maintenance living, this bright and inviting unit is ideal for homeowners or investors alike. The well-planned layout includes two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The open-concept living area is anchored by a well-equipped kitchen with ample cabinet space, a built-in pantry, and a large island that doubles as a workspace and eating area.Â Seamlessly connected to the kitchen, the living room offers a welcoming space for relaxation or entertaining. Step outside onto the balcony to enjoy peaceful greenspace viewsâ€”a perfect spot for morning coffee or unwinding in the evening. This pet-friendly property (with approval) is a great option for animal lovers. With its smart design, thoughtful features, and vibrant community setting, this townhouse condo is a true standout. Unit has been freshly painted.

Built in 2015

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2203188 |
| Price | \$234,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Square Footage | 891 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 202, 44 Reid Court |
| Subdivision | Ryders Ridge |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0L9 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Other |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 28 |

Zoning R3

Listing Details

Listing Office KIC Realty

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