

# \$499,900 - 58 Rozier Close, Sylvan Lake

MLS® #A2221830

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,350 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this charming 2-storey home located in the highly sought-after neighborhood of Ryders Ridge in Sylvan Lake. Situated on a family-friendly close, this home offers the perfect combination of comfort, style, and convenience. With 4 bedrooms and 3.5 bathrooms, there's plenty of space for the entire family. The open-concept main floor is bright and inviting, featuring large windows that flood the space with natural light and neutral tones that complement any style. The kitchen is functional and well-appointed, with a fridge that was replaced just a year ago, and it flows seamlessly into the dining and living areas—perfect for entertaining or everyday family life. Upstairs, you'll find three bedrooms, including a primary suite with its own ensuite bathroom. The fully finished basement, completed in 2023, provides even more living space and has in-floor heat roughed in for future comfort. This home is ideally located near the town's trail system, schools, shopping, and ball diamonds, making it a perfect spot for active families. Best of all, it's just a short walk to beautiful Sylvan Lake. Whether you're enjoying the outdoors or settling in for a cozy night at home, this property has everything you need. Don't miss your chance to make it yours!

Built in 2009

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2221830    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,350       |
| Acres          | 0.13        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 58 Rozier Close |
| Subdivision | Ryders Ridge    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0B7         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Sump Pump(s)                                                                                     |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit                                                     |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 8              |
| Zoning         | R1A            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.