

# **\$344,900 - 37 Rafferty Court, Sylvan Lake**

---

MLS® #A2226426

**\$344,900**

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.05 Acres

Ryders Ridge, Sylvan Lake, Alberta

NO CONDO FEES! Located in the award winning community of Ryders Ridge, this spacious, FULLY DEVELOPED, 3 bedroom, 2.5 bathroom townhouse offers the perfect blend of comfort, functionality, and location without the hassle of high-maintenance outdoor chores. Step inside to find an open concept floor plan that makes everyday living easy and entertaining even easier.

The kitchen boasts stainless steel appliances, a large island and dining area, and access out to the rear deck where you will find convenient access to many amenities and shopping in Sylvan Lake. Upstairs you'll find the spacious primary bedroom, along with 2 additional bedrooms that are ideal for family or guests. The developed lower level provides even more functional living space with another 4 piece bathroom, laundry room, and more than enough space to add a 4th bedroom if need be. Let's not forget about the AIR CONDITIONING for those sizzling summer days in Sylvan and the swinging gate in the backyard for a small boat or trailer! #37 Rafferty Court is also nestled in a quiet keyhole cul-de-sac, and is only footsteps away from walking/bike trails, parks/playgrounds, schools, local shopping and only about a 10-15 minute walk to Lakeshore Drive! This is more than just a townhouse-it's your chance to enjoy low-maintenance living in a highly desirable neighborhood, all at a super affordable price!



Built in 2012

## Essential Information

MLS® #	A2226426
Price	\$344,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.05
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	37 Rafferty Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0K3

## Amenities

Parking	None, On Street
---------	-----------------

## Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Lane, Back Yard, Front
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	R3

**Listing Details**

Listing Office	KIC Realty
----------------	------------

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.