

# \$499,900 - 73 Reynolds Road, Sylvan Lake

MLS® #A2260354

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Cozy and comfortable, this beautiful modified bi-level in Ryders Ridge offers the perfect blend of style and functionality. Ideally located just moments from trails, parks, schools, and amenities, it's a home designed for both convenience and everyday living. The open concept main floor showcases a spacious living room with a gas fireplace and plenty of room for a large sectional. Adjacent to the living room is a dining area with garden doors that lead to a private deck featuring full privacy screens, overlooking the fenced yard with an RV gate. The kitchen is sure to impress with its large island with seating, stainless steel appliances, corner pantry with built-in solid shelving, full tile backsplash, and updated lighting.

Also on the main floor is a bedroom and full bathroom. Upstairs, the master retreat awaits with a walk-in closet and luxurious 5-piece ensuite. The fully finished basement offers large windows, a bright family room, an additional bedroom, full bathroom, and generous storage space.

Additional highlights include a new washer and dryer (2024), a new hot water tank (2024), a high-efficiency furnace, and a finished attached garage with gas rough-in for a heater.

Built in 2014



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260354    |
| Price          | \$499,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,251       |
| Acres          | 0.13        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 73 Reynolds Road |
| Subdivision | Ryders Ridge     |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0L8          |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                   |
| Parking        | Double Garage Attached, Garage Faces Front, Off Street, RV Access/Parking, RV Gated |
| # of Garages   | 2                                                                                   |

## Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                             |
| Heating           | Forced Air, Natural Gas, Fireplace(s), In Floor                                                                                                              |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 15                |
| Zoning         | R1A               |

## Listing Details

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

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