

# \$689,900 - 4398 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2210964

**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,559 sqft

Residential on 0.14 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to 4398 Ryders Ridge Blvd, a stunning two-story home situated on a corner lot in the desirable community of Ryders Ridge, Sylvan Lake. With exceptional curb appeal and an immaculate interior, this beautifully staged property offers the perfect blend of elegance, functionality, and space. Step inside to discover a bright and inviting open-concept layout with engineered hardwood floors that flow seamlessly throughout the main level. The heart of the home is the gorgeous kitchen, featuring maple cabinetry, a central island, granite sink, stainless steel appliances, and a corner pantry—ideal for cooking and entertaining. The cozy living room is anchored by a gas fireplace with a tasteful mantle and flanked by large windows that fill the space with natural light. The main floor boasts large windows throughout and offers plenty of storage for everyday convenience. For year-round comfort, the home is equipped with central air conditioning. Upstairs, you'll find two spacious bedrooms, a 4-piece main bathroom, a laundry room, and a luxurious primary suite complete with a large walk-in closet and a 4-piece ensuite bathroom. The fully developed lower level adds even more living space, including a large family room, 4th bedroom, 4-piece bathroom, and additional storage options. Car enthusiasts and hobbyists will love the oversized, heated, attached garage (26' x 27' with overhead door measuring 8' high and 16' wide) featuring epoxy flooring and



plenty of storage options. In addition, a second detached garage (28' x 24' with 2 overhead doors measuring 9' high and 12' wide) boasts a vaulted ceiling, is fully insulated, lined with metal interior siding, and includes radiant tube heating along with 110v and 220v powerâ€”perfect for a workshop or recreational space. The property also features RV parking, making it ideal for those with adventurous spirits. Ryders Ridge is one of Sylvan Lake's most coveted communities. Incorporated into the natural landscape, Ryders Ridge features plenty of walking and biking options, playgrounds, schools and exceptional shopping. Donâ€™t miss your chance to own this meticulously maintained home that truly has it allâ€”style, space, comfort and incredible amenities - all just minutes from the lake! Call your awesome Realtor today to book a viewing!

Built in 2012

### **Essential Information**

MLS® #	A2210964
Price	\$689,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,559
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4398 Ryders Ridge Boulevard
Subdivision	Ryders Ridge

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0J7

### Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, See Remarks
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 12th, 2025
Days on Market	8
Zoning	R1A

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® 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.