

# \$349,900 - 7 Rafferty Court, Sylvan Lake

MLS® #A2231108

**\$349,900**

3 Bedroom, 4.00 Bathroom, 1,140 sqft

Residential on 0.04 Acres

Ryders Ridge, Sylvan Lake, Alberta

NO CONDO FEES! Affordable starter home or revenue property situated in the desirable location of Ryders Ridge in Sylvan Lake. This fabulous 2 Storey home boasts 3 bedrooms and 4 bathrooms with all the bells and whistles. This home is functional with a modern open concept design and a neutral color palette throughout. Kitchen is beautifully finished with white cabinets complimented with a tile back splash, stainless-steel appliances and a beautiful sit up island/coffee bar. Living and dining rooms are spacious and inviting with beautiful windows. Dining area overlooks the amazing backyard with direct access to the deck with a conveniently placed 2 pc bath off the back entrance. Upper floor features 2 fabulous bedrooms including the primary bedroom. Both bedrooms have an amazing walk-in closet and a 4pc ensuite. Basement is fully finished with a lovely family room, 3rd bedroom and another full 4pc bathroom perfect for any guest. Host summer family gatherings on the south facing deck and enjoy summer evenings in the fully landscaped and fenced yard. Also comes with beautiful large shed placed on a pad for your storage needs. Back alley is paved with gated access to the backyard. Close to schools, parks, walking trails, shopping and all the amenities Sylvan Lake has to offer.

Built in 2011

## Essential Information



MLS® #	A2231108
Price	\$349,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,140
Acres	0.04
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	7 Rafferty Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0K3

### **Amenities**

Parking	Off Street
---------	------------

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Storage
Lot Description	Level, Standard Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R3

**Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.