

# **\$389,900 - 32 Rowberry Court, Sylvan Lake**

MLS® #A2233239

**\$389,900**

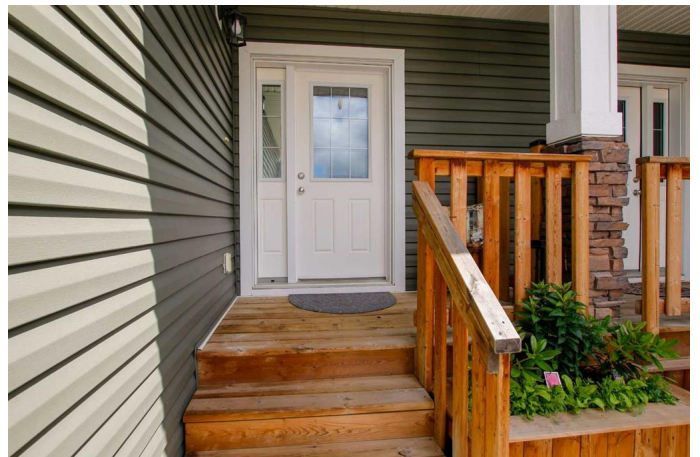
3 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.06 Acres

Ryders Ridge, Sylvan Lake, Alberta

NO CONDO FEES ~ 3 BEDROOM, 2 BATH  
2-STOREY TOWNHOME LOADED WITH  
UPGRADES ~ ATTACHED GARAGE ~  
IMMEDIATE POSSESSION AVAILABLE ~

Pride of ownership is evident in this well cared for, spotless home ~ Covered front entry welcomes you and leads to a sun filled foyer offering a large coat closet and convenient access to the attached garage ~ Open concept main floor layout complemented by high ceilings creates a feeling of spaciousness ~ The stunning kitchen offers an abundance of cabinetry with crown moulding and large capacity drawers, a wall pantry, quartz countertops with an eating bar, full tile backsplash, window above the undermount sink overlooking the backyard, updated hardware, updated light fixtures and newer stainless steel appliances ~ Easily host large gatherings in the dining room with garden door access to the deck and backyard ~ 2 piece main floor bathroom with quartz topped vanity ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has an updated 3 piece ensuite with a walk in shower, and a spacious walk in closet with built in organizers ~ 2 additional bedrooms are both a generous size, have ample closet space, and are conveniently located next to a 4 piece bathroom ~ The basement has a newly developed family room with pine plank ceiling, roughed in plumbing and framing for a bathroom, laundry and tons of space for



storage ~ Other great features include; central air conditioning, luxury vinyl plank flooring, security cameras ~ Single attached garage is insulated, finished with drywall and has over 12' ceilings ~ The backyard is beautifully landscaped with perennials and shrubs, has enclosed storage below the deck, and is fully fenced with back alley access ~ Located in the award winning Ryder's Ridge neighbourhood with easy access to parks, playgrounds, schools, walking trails and tons of shopping and dining all within walking distance ~ Move in ready!

Built in 2014

### **Essential Information**

MLS® #	A2233239
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,245
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	32 Rowberry Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L7

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	15
Zoning	R3

## Listing Details

Listing Office	Lime Green Realty Inc.
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