

\$244,900 - 100, 44 Reid Court, Sylvan Lake

MLS® #A2247626

\$244,900

2 Bedroom, 1.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Bright & Inviting Corner Ground Unit in Ryders Ridge! Welcome to this charming ground-level townhouse condo, ideally located in the highly desirable Ryders Ridge Boulevard neighborhood. With its smart layout, abundant natural light, and the privacy of a corner unit, this home offers a perfect balance of comfort and convenience. Inside, youâ€™™ll find two spacious bedrooms, a full bathroom, and a separate laundry room with plenty of extra storage. The kitchen stands out with its generous cabinetry, built-in pantry, and large island that doubles as a casual dining spot. The open-concept design flows seamlessly into the living room, creating a warm and welcoming space for relaxing or entertaining. A cozy breakfast nook adds even more charm and functionality. Enjoy in-floor heating during the colder months and direct access to green space just steps from your door. This pet-friendly home (with approval) makes it easy for your furry friends to feel right at home. Perfect for first-time buyers, downsizers, or investorsâ€™™this is low-maintenance living in a location youâ€™™ll love!

Built in 2015

Essential Information

MLS® # A2247626

Price \$244,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	872
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	100, 44 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
-------------	-------------------

Days on Market	9
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.