

# \$619,900 - 11 Rosse Place, Sylvan Lake

MLS® #A2201878

**\$619,900**

4 Bedroom, 3.00 Bathroom, 1,273 sqft  
Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

Nestled in the desirable Ryders Ridge of Sylvan Lake, this fully developed, beautifully designed 1,273 sq. ft. half-duplex bungalow offers a perfect blend of comfort and elegance. The covered front entry welcomes you into an inviting space with an abundance of natural light. The open-concept kitchen, living, and dining areas create an airy and spacious feel, with quartz and laminate countertops, an island with an eating bar, pull-out pantry drawers, a garburator, and a water softener enhancing the kitchen's functionality. The cozy living room features a gas fireplace, while the dining area boasts patio doors leading to a composite deck, complete with a gas outlet and a motorized awning—perfect for outdoor entertaining. The primary bedroom is a private retreat with a walk-in closet and a beautiful 5-piece ensuite. A second bedroom, main-floor laundry, and durable laminate flooring throughout add to the home's convenience. The fully finished basement offers two additional bedrooms, a games room with a bar, a sink, and a fridge, as well as a 3-piece bathroom and ample storage. Extras include in-floor heating, a backflow preventer, and 9-foot basement ceilings. The exterior is just as impressive, featuring a south-facing backyard, an underground sprinkler system, a wired 10x10 shed, and a beautifully maintained garden, all enclosed within a white vinyl fence. Car enthusiasts and hobbyists will love the attached two-car garage with a professionally done epoxy floor, as well as the



detached single car garage, built in 2022, which is insulated, drywalled, and equipped with 220 wiring and a workbench. This home is a rare find, offering premium features in a prime location—don't miss your chance to make it yours!

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2201878               |
| Price          | \$619,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,273                  |
| Acres          | 0.09                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11 Rosse Place  |
| Subdivision | Ryders Ridge    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0G9         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Single Garage Detached |
| # of Garages   | 3   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Vaulted Ceiling(s)  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator, Water Softener |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Garden           |
| Lot Description   | Back Yard, Landscaped          |
| Roof              | Asphalt Shingle                |
| Construction      | Composite Siding, Vinyl Siding |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 2               |
| Zoning         | R2              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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