

# \$469,900 - 18 Reynolds Road, Sylvan Lake

MLS® #A2206555

**\$469,900**

4 Bedroom, 4.00 Bathroom, 1,440 sqft  
Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

26' X 26' HEATED DREAM GARAGE  
w/ 10' CEILING ~ PRIME LOCATION.

Welcome home to the perfect blend of comfort and convenience. Super close to schools, shopping, walking trails and offering easy access out of town. ~ As you drive up, you'll be greeted by the beautiful curb appeal and covered front verandah, setting the stage for a warm welcome. ~ Step inside and you'll notice the living room boasts a large bay window, flooding the space with natural light. ~ The heart of the home lies in the very convenient kitchen-dining area, featuring lovely 2-toned cabinets, a convenient island and pantry for all your culinary adventures. From the kitchen sink window, you can watch the kids play in the large fully fenced back yard. Plus, enjoy the added convenience of main floor laundry! ~ Upstairs, discover your primary bedroom with its private 4-piece ensuite. Two more good sized bedrooms and another 4-piece bathroom. ~ The basement has a fantastic family room, an additional 4th bedroom, and a 4-piece bath with comfy electric in-floor heat. ~ Head outside and discover your fully finished 26'x26' heated DREAM GARAGE, complete with a 10' ceiling, overhead radiant heat, and an 8' overhead door. ~ Don't miss the opportunity to make 18 Reynolds Road, Sylvan Lake your next home!

Built in 2007



## Essential Information

MLS® #	A2206555
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,440
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	18 Reynolds Road
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0C2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R5

### **Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

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.