

# \$749,900 - 21 Regal Court, Sylvan Lake

MLS® #A2199600

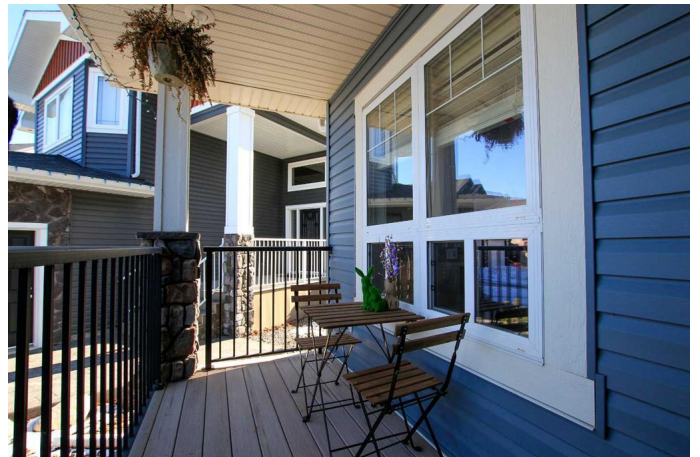
**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.16 Acres

Ryders Ridge, Sylvan Lake, Alberta

FULLY DEVELOPED 5 BEDROOM, 4 BATH  
2-STOREY ~ TUCKED IN A CLOSE ~ PIE  
LOT WITH NO NEIGHBOURS BEHIND ~  
Covered front veranda welcomes you to this  
move in ready home ~ Bright foyer welcomes  
you and opens to a home office with large  
windows and a built in desk ~ Open concept  
main living space is complemented by high  
ceilings and large windows creating a feeling  
of spaciousness ~ The living room is centred  
by a cozy gas fireplace with floor to ceiling  
stone ~ The stunning kitchen has an  
abundance of ceiling height cabinets, ample  
stone counter tops including a massive island,  
full tile backsplash, upgraded stainless steel  
appliances and a massive walk in pantry with  
floor to ceiling shelving ~ Easily host a large  
gathering in the dining room with more large  
windows plus garden door access to the south  
facing deck and backyard ~ Conveniently  
located main floor laundry is just off the kitchen  
in the mud room with garage access and a  
laundry chute ~ The primary bedroom oasis  
features vaulted ceilings, a large walk in closet  
and a spa like ensuite with a stand alone  
soaker tub, separate shower and a stone  
topped vanity with dual sinks ~ 2 additional  
bedrooms located on the upper level are both  
a generous size ~ 4 piece bathroom with built  
in shelving ~ The basement has high ceilings  
and offers a family room, 2 bedrooms  
bedroom, 4 piece bathroom and space for  
storage ~ Other great features include; central  
air conditioning ~ The backyard is landscaped,



has a fenced in dog run, garden shed and is backing on to a walking path with no neighbours behind ~ Excellent location in popular Ryder's Ridge, with easy access to schools, shopping, restaurants, and all other amenities.

Built in 2011

### **Essential Information**

MLS® #	A2199600
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	21 Regal Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Stove(s), Washer/Dryer, Built-In Refrigerator, See Remarks
Heating	Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Cul-De-Sac, Dog Run Fenced In, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	61
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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