

# \$450,000 - 42 Regatta Way, Sylvan Lake

MLS® #A2211911

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

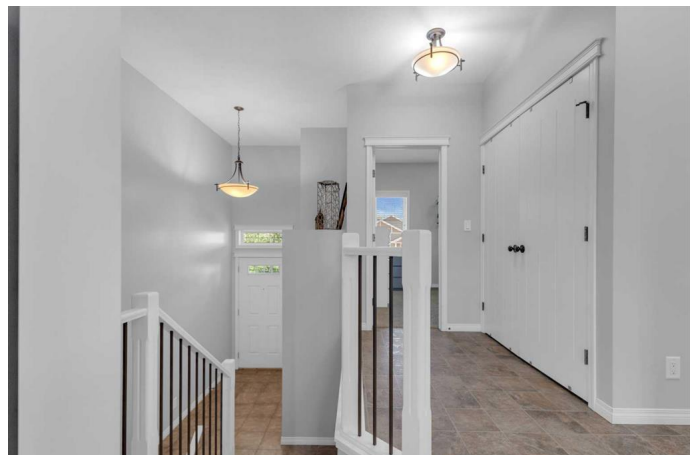
Welcome to this well-maintained bi-level offering comfort and convenience. This freshly painted upper level is move-in ready and full of natural light. The bright and open layout creates a welcoming atmosphere ideal for families or entertaining. This upper level is complete 2 bedrooms including the primary bedroom, full bathroom and main floor laundry. The fully finished walk-out basement provides additional living space, 2 bedrooms, a full bathroom and easy access to the backyard. You'll also appreciate the double detached garage out back – perfect for vehicles, storage, or a workshop.

Built in 2009

## Essential Information

MLS® #	A2211911
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information



Address	42 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0E8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	2
Zoning	R5

### Listing Details

Listing Office	Century 21 Maximum
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