

\$234,900 - 203, 44 Reid Court, Sylvan Lake

MLS® #A2227988

\$234,900

2 Bedroom, 1.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

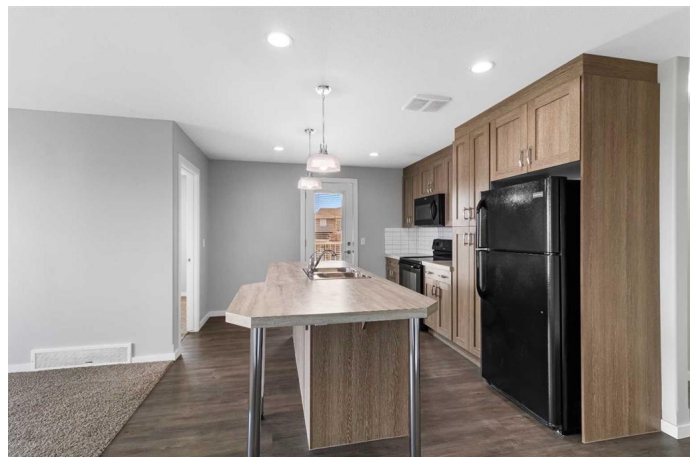
Bright Upper-Level Townhouse in Ryders Ridge â€“ Low Condo Fees! This well maintained upper-level townhouse condo in the desirable Ryders Ridge community offers a perfect blend of comfort, functionality, and styleâ€”all with low condo fees and is move-in ready. This home is an excellent choice for first-time buyers, investors, or anyone seeking low-maintenance living in a vibrant neighborhood. The thoughtfully designed layout features two spacious bedrooms, a full bath, and a dedicated laundry room. The bright, open-concept main living area includes a well-equipped kitchen with ample cabinetry, a built-in pantry, and a large island that serves as both a workspace and eating area. The living room flows seamlessly from the kitchen, offering a cozy spot to relax or entertain. Enjoy your morning coffee or evening wind-down on the private balcony. Additional perks include an assigned parking stall and pet-friendly status (with approval,) and greenspace just steps away, making this a practical and inviting place to call home. Located close to schools, shopping, parks, and walking trails, this condo is a true standout in a sought-after community. Two cats and one dog is permitted with approval.

Built in 2015

Essential Information

MLS® #

A2227988



Price	\$234,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	203, 44 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

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

Additional Information

Date Listed	June 5th, 2025
Days on Market	15
Zoning	R3

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.