

# \$450,000 - 37 Regatta Way, Sylvan Lake

MLS® #A2229247

**\$450,000**

4 Bedroom, 2.00 Bathroom, 903 sqft

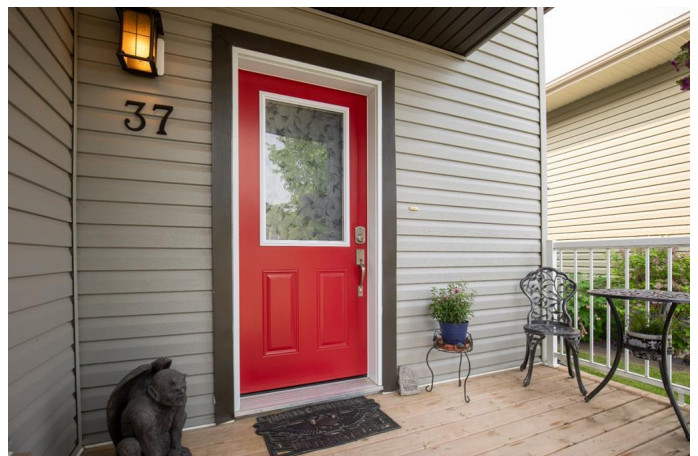
Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

This 4-bedroom, 2-bathroom home is a solid option for families or first-time buyers. With 2 bedrooms up and 2 down, there's flexibility whether you need room for kids, guests, or a home office. The main floor is bright and welcoming, with an open layout that makes the kitchen, dining, and living areas feel connected and functional. You'll appreciate the central A/C (2025) for hot summer days and in-floor heat for added comfort in the colder months. Downstairs offers a large family room, two more bedrooms, and a full bathroom, perfect for extra living space or hosting. Outside, the home continues to impress. The oversized single detached garage (19'3" x 19'3") is heated, has epoxy flooring, built-in cabinets, and just had a new roof installed in July 2025. Whether you need a workshop, extra storage, or space for toys, it checks the box. The exterior doors were replaced in 2023, and the fenced yard (new in 2024) is ready for pets, kids, or backyard get-togethers. There's also a private deck with a pergola and a dedicated firepit area—perfect for relaxing evenings outdoors. Tucked into a quiet, family-friendly area, you're close to schools, parks, shopping, and just minutes from the lake. This home has a lot to offer and is move-in ready with room to grow.

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2229247    |
| Price          | \$450,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 903         |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 37 Regatta Way  |
| Subdivision | Ryders Ridge    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0E8         |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 3                                                                |
| Parking        | Heated Garage, Alley Access, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                                |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows, Central Vacuum                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Garage Control(s), Oven, Stove(s) |
| Heating           | In Floor, Forced Air, Natural Gas                                                                              |
| Cooling           | Central Air                                                                                                    |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Storage           |
| Lot Description   | Back Lane, Gazebo |
| Roof              | Asphalt Shingle   |

|              |                          |
|--------------|--------------------------|
| Construction | Wood Frame, Vinyl Siding |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 62              |
| Zoning         | R5              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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.