

**18 Ross Close
Sylvan Lake, Alberta**

MLS # A2203622



\$359,900

Division:	Ryders Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: dining room banquette benches CAN be included

Welcome to this beautiful 4-bedroom PLUS den, 3.5 bathroom, end unit townhouse situated in the highly sought-after, family-friendly community of Ryders Ridge. With plenty of natural light and a functional layout, this home offers both comfort and convenience. The main level features a thoughtfully designed dining room and kitchen with ample counter space, corner pantry, and large island which is perfect for cooking and entertaining. The living room is bathed in natural light, creating a warm and inviting atmosphere. Upstairs, the spacious primary suite boasts a private ensuite and walk-in closet. While two additional bedrooms share a well-appointed bathroom. The fully finished lower level offers a fourth bedroom, plus the den that is currently used as a fifth bedroom, full bathroom, storage, and laundry. Enjoy outdoor living on the covered deck, perfect for year-round relaxation. You can enjoy your coffee with the sunrise and have space to enjoy company in the evening. Located just minutes from schools, parks, shopping, restaurants and access to the highway. This home is a fantastic opportunity for families. New hot water tank Dec 2024, newer fridge, stove, and dishwasher 1-2 years old.