

4418 Ryders Ridge Boulevard
Sylvan Lake, Alberta

MLS # A2256421



\$529,900



Division:	Ryders Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Drive Through, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Level, Street Lighting		
Heating:	In Floor, Forced Air, Natural Gas		Water: -
Floors:	Laminate		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding		Zoning: R1A
Foundation:	Poured Concrete		Utilities: -
Features:	High Ceilings, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Fridge, Stove, Microwave/ Hood Vent, Dishwasher, Washer & Dryer, Window Coverings, Garage door remote(s)		

This a truly exceptional home that blends character, comfort, and smart living. Step onto the spacious front veranda, perfect for morning coffee or evening sunsets, and head inside to discover an open and airy layout with soaring 14 ft ceilings and stunning west-facing windows that bathe the home in natural light. The open-concept main floor offers seamless flow, and with no carpet anywhere, it's as functional as it is stylish. A mid-level bonus room offers the perfect flex space for working from home, relaxing, or creating a kids's zone. One of the home's standout features is the fully installed solar panel system, providing exceptional energy efficiency and dramatically reduced electricity costs. Over the course of a year, seasonal usage and production balance out—making it practically net-zero when it comes to power bills. It's the kind of savings that make a lasting impact, especially as energy prices continue to rise. Other highlights include a spacious primary bedroom with a steam shower retreat, a versatile drive-through garage that serves as an extended living space, and a vibrant yet peaceful community. Located in the heart of Ryders Ridge, you're surrounded by walking trails, and within walking distance to groceries, shops, restaurants, and more. Plus, Sylvan Lake's popular beach and activity zone is just a 20-minute walk or bike ride away—close enough to enjoy the fun, yet far enough for everyday tranquility.