

\$349,900 - 31 Reid Court, Sylvan Lake

MLS® #A2216752

\$349,900

4 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.07 Acres

Ryders Ridge, Sylvan Lake, Alberta

Located on a quiet court in Sylvan Lake, 31 Reid Court is a fully finished end-unit townhouse offering 4 Bedrooms, 2.5 Bathrooms, and a functional floor plan designed to work for your lifestyle.

The main level is bright and open, featuring a spacious Living Room and a well-equipped Kitchen with stainless steel appliances—including a new fridge and dishwasher—a centre island with seating, and a Dining Nook that leads to the beautiful back deck, perfect for relaxing or entertaining. A rear Mudroom and convenient Half Bath help keep everyday life tidy.

Upstairs, you'll find 3 comfortable Bedrooms, including a Primary with a walk-in closet, plus a full 4 Piece Bath. The recently renovated lower level adds even more flexibility with a large Bedroom (also with a walk-in closet), a Rec Room, and a 3 Piece Bath with a custom-tiled walk-in shower.

The backyard offers a great space for outdoor living, with a large deck for lounging or hosting, a storage shed for tools and toys, a fenced yard that's ready for kids and pets, plus access to ample off-street parking.

Enjoy year-round comfort with Central A/C. A new hot water tank adds peace of mind.

Close to schools, parks, shopping, and with



quick access to Hwy 11, this home offers the ideal balance of affordability and convenienceâ€”without giving up the features that matter.

Built in 2014

Essential Information

MLS® #	A2216752
Price	\$349,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	31 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 12th, 2025
Zoning	R3

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.