

\$499,000 - 49 Richfield Crescent, Sylvan Lake

MLS® #A2240491

\$499,000

5 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.12 Acres

Ryders Ridge, Sylvan Lake, Alberta

Legal Suite in Ryders Ridge – A Turnkey Investment Opportunity. This very well-kept home in the desirable community of Ryders Ridge offers incredible value with a fully legal basement suite, making it an ideal property for investors or homeowners looking for mortgage support. The main floor welcomes you with a spacious entrance and vaulted ceilings that create a bright, open feel throughout. The large kitchen features a center island and pantry, and it flows seamlessly into the dining area and sunny living room, highlighted by a stylish custom feature wall. The primary bedroom includes a full ensuite, a walk-in closet, and its own eye-catching feature wall. Two additional bedrooms and another full bath complete the main floor layout. Downstairs, the legal basement suite is fully equipped with its own kitchen—complete with a pantry and island—plus a dinette area, full bathroom, and two more bedrooms. With private entrances, separate decks, lawn spaces, and individual sheds for both suites, this home is designed for both privacy and functionality. The fully fenced yard and rear parking pad add even more convenience. Whether you're looking to invest or live in one unit while renting out the other, this property is a smart and attractive option in a great location. Basement pictures will be coming next week.

Built in 2014

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2240491 |
| Price | \$499,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,256 |
| Acres | 0.12 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 49 Richfield Crescent |
| Subdivision | Ryders Ridge |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0G3 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025
Days on Market 2
Zoning R5

Listing Details

Listing Office KIC Realty

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