

# \$529,900 - 4418 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2256421

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,723 sqft

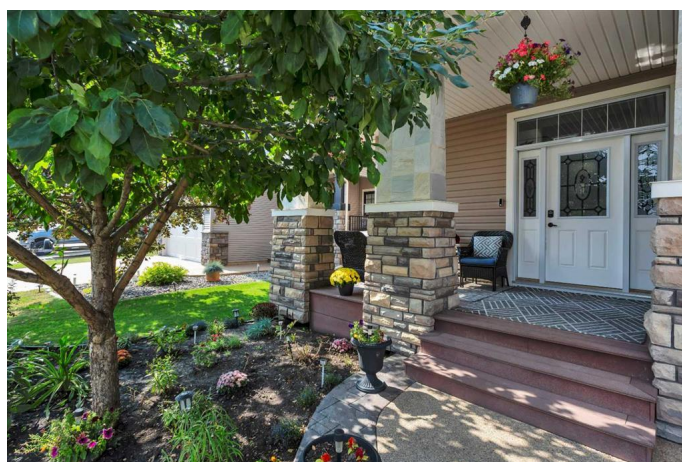
Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this standout 3-bedroom, 3-bathroom home in the family-friendly neighbourhood of Ryders Ridge—designed for comfort, function, and modern living. With over 2,500 sq ft of total finished space, this unique 3-level split combines eye-catching architecture with practical upgrades, making it anything but cookie-cutter.

Step inside to a bright, spacious entryway with a curved staircase leading to a main floor that feels open and inviting. The living room is anchored by a three-sided gas fireplace, perfect for cozy nights, while the spacious kitchen offers upgraded cabinetry, under-cabinet lighting, a Silgranit sink, center island with pot drawers, and a convenient vacuum sweep. Ideal for entertaining, the dining area opens onto a south-facing deck, offering sun-drenched outdoor living with stair access to the fully fenced yard.

Upstairs, you'll find a private primary suite with a luxurious ensuite featuring dual sinks and a steam shower, plus a custom walk-in closet. A second bedroom and a versatile bonus room complete the upper level—perfect as a family room or potential fifth bedroom. The lower level offers two more bedrooms, a full bathroom, and a rec space with a wet bar, ideal for movie nights or hosting guests. Extras include central A/C, in-floor heating, central vacuum, a drive-through 16' x 47' garage with floor drain, and RV parking. Located just minutes from schools, shops, trails, and the lake—this is your



opportunity to own a truly one-of-a-kind home  
in a high-demand community.

Built in 2010

### Essential Information

MLS® #	A2256421
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,723
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4418 Ryders Ridge Boulevard
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Drive Through, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	High Ceilings, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Zoning	R1A

## Listing Details

Listing Office	CIR Realty
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