

\$599,900 - 9 Rozier Close, Sylvan Lake

MLS® #A2266131

\$599,900

3 Bedroom, 4.00 Bathroom, 1,648 sqft

Residential on 0.11 Acres

Ryders Ridge, Sylvan Lake, Alberta

Beautifully Updated 2-Storey with Space, Style & a Backyard Built for Entertaining.

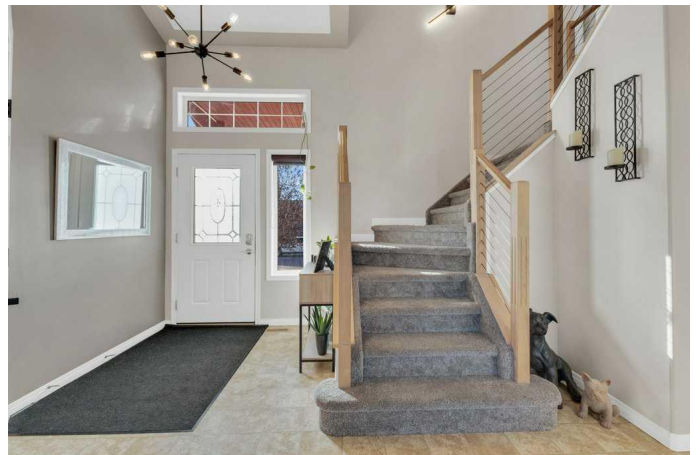
Welcome to this well-kept 2-storey home, perfectly situated on a manicured lot in a quiet close. Inside, you're greeted by an inviting open-concept main floor featuring a bright living area with a modern electric fireplace, ideal for cozy evenings. The spacious kitchen offers plenty of cabinetry, stainless steel appliances, and a central island that connects seamlessly to the dining space – perfect for family meals or entertaining guests.

Upstairs, you'll find three generous bedrooms, including a large primary suite complete with a 4-piece ensuite and walk-in closet. The lower level is designed for versatility, featuring a wet bar, a 4-piece bathroom, and plenty of room to create a fourth bedroom, gym, or media space.

Step outside to enjoy your private backyard oasis – a two-tiered composite deck with a gazebo, perfect for hosting summer BBQs or relaxing in the shade. The fenced yard is tidy and low-maintenance, with alley access and room for kids or pets to play.

Additional features include main-floor laundry, updated flooring, A/C, new carpet on the stairs and vinyl plank on 2nd floor plus heated double attached garage.

Located in a family-friendly area close to schools, parks, and Sylvan Lake's amenities, this home checks all the boxes for comfort, functionality, and lifestyle.



Built in 2008

Essential Information

MLS® #	A2266131
Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Rozier Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0B8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers
Appliances	Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Full

Exterior

Exterior Features Other
Lot Description Back Yard
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2025
Days on Market 4
Zoning R1A

Listing Details

Listing Office KIC Realty

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.