

# \$429,000 - 86 Reynolds Road, Sylvan Lake

MLS® #A2208997

**\$429,000**

4 Bedroom, 3.00 Bathroom, 1,597 sqft  
Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

Two Story Home in Ryders Ridge with a Separate Entrance. Welcome to this bright and spacious Falcon-built home with just under 1600 sq feet of finished living space plus a basement ready for development. Designed with family living in mind, this home is flooded with natural light, thanks to extra windows and soaring 10-foot ceilings that enhance the open and airy feel. The main level features a well-thought-out open floor plan with a bright kitchen equipped with a functional working island, seamlessly connected to the dining area and generously sized living room—perfect for entertaining or everyday living. You'll also find a bedroom (or ideal home office), laundry area with boot room, a half bath, and easy access to the outdoors. Upstairs, you'll discover three large bedrooms, including a spacious primary suite complete with a walk-in closet and 4-piece ensuite. A full bathroom serves the other bedrooms, making it a perfect setup for a growing family. The basement offers a separate entrance and is framed for 2 more bedrooms. There is space for a family room and fourth bathroom. A 1-piece tub surround is included, and central vacuum is roughed in. Outside, enjoy your mornings on the charming front covered veranda, and soak up the west and south-facing sun in the fully fenced backyard with a back deck—ideal for evening relaxation and BBQs. Back alley access with plenty of room to build a garage, this home offers flexibility and function. This home has it



all: space, natural light, location. Don't miss the chance to make it yours! Pictures were taken prior to the tenant moving in and needs some attention. Washer & dryer is a year old.

Built in 2015

### Essential Information

MLS® #	A2208997
Price	\$429,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

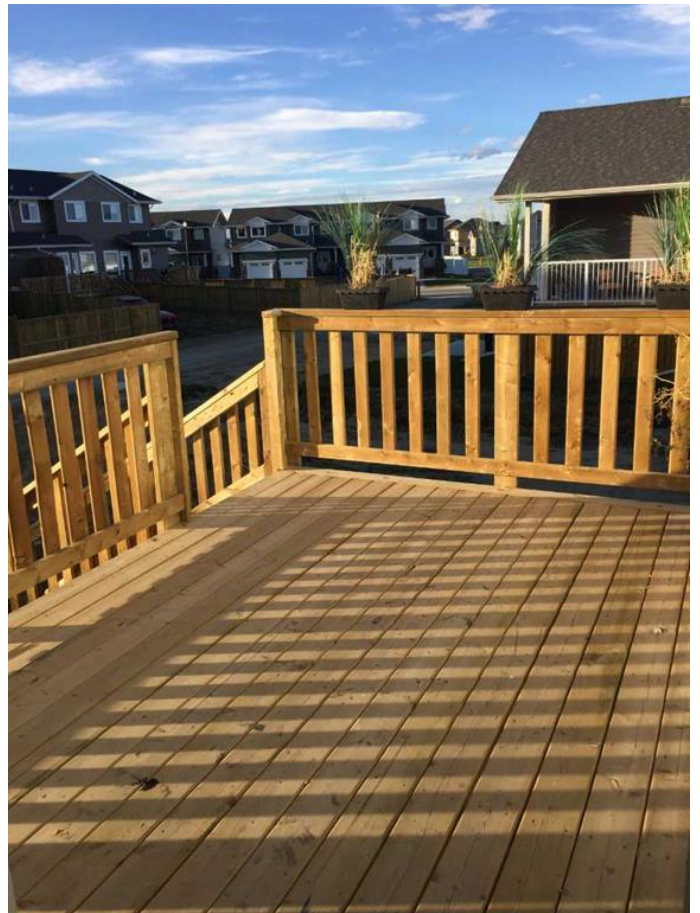
Address	86 Reynolds Road
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L8

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air



Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	17
Zoning	R5

### **Listing Details**

Listing Office	KIC Realty
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