

# \$495,900 - 62 Reynolds Road, Sylvan Lake

MLS® #A2235486

**\$495,900**

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

This modified bi-level awaits its new family. With 2 nice sized bedrooms on the main floor for the kids or guests and the primary bedroom with a walk-in closet and en-suite just a few steps away this home is sure to please! The main floor features an open floor plan with plenty of bright lighting. The window coverings are pull up or push down for your natural lighting selection! Downstairs is ready for your finishing touches with a 3rd bathroom plumbed in and in-floor heat! Outside you can enjoy the deck covered with a pergola while the kids play in the yard or the green space behind you!

Built in 2014

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235486          |
| Price          | \$495,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,280             |
| Acres          | 0.13              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 62 Reynolds Road |
| Subdivision | Ryders Ridge     |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S0L8           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Kitchen Island |
| Appliances        | Dishwasher, Microwave, Refrigerator               |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding                                                   |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 50             |
| Zoning         | R5             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Capital Realty |
|----------------|------------------------|

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