

# \$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

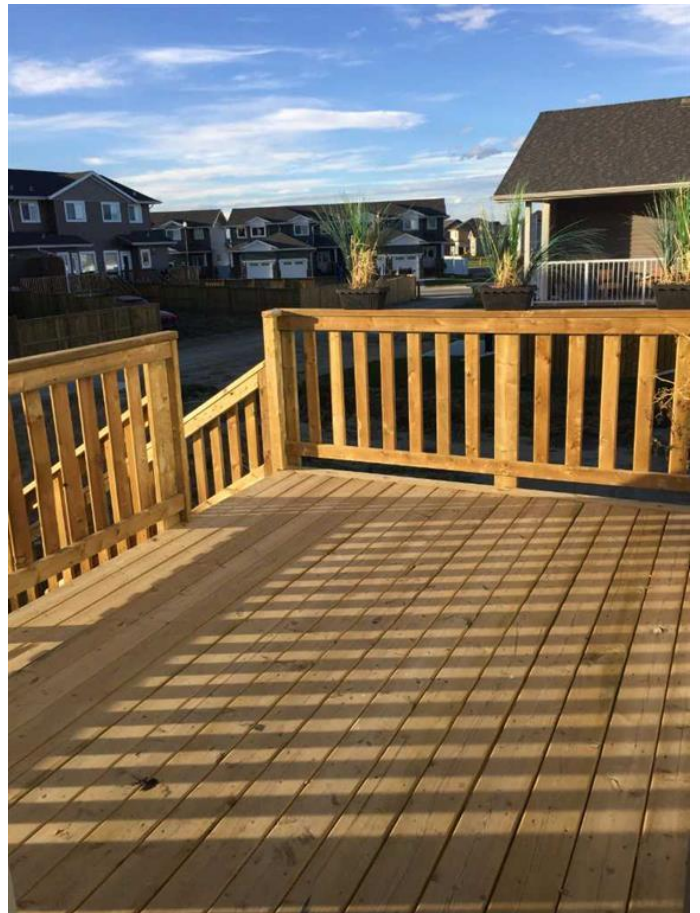
Address	86 Reynolds Road
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L8

### 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
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.