

# \$425,000 - 37 Reynolds Road, Sylvan Lake

MLS® #A2249804

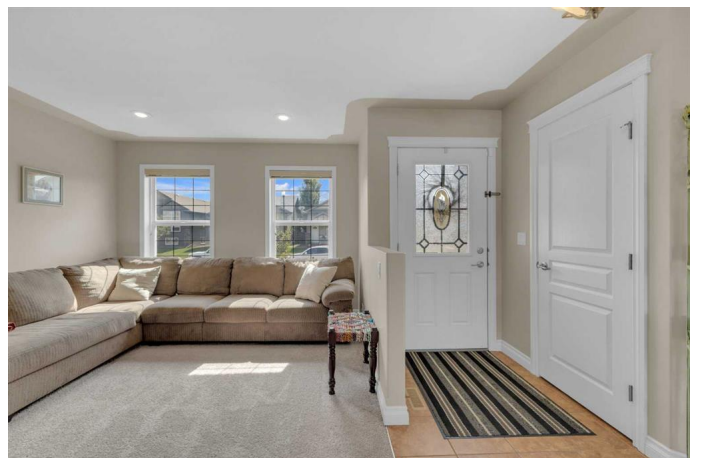
**\$425,000**

4 Bedroom, 4.00 Bathroom, 1,417 sqft  
Residential on 0.10 Acres

Ryders Ridge, Sylvan Lake, Alberta

Youâ€™ll be impressed with this well cared for and nicely updated 2-storey home in the desirable neighbourhood of Ryders Ridgeâ€”close to schools, parks, playgrounds, amenities, and the beach! The home offers great curb appeal with its charming front porch, a perfect spot to enjoy the sunny south exposure. Inside, the open-concept main floor welcomes you from the front entry, complete with a coat closet. The spacious living room is filled with natural light from a large south-facing window. The kitchen features warm oak cabinetry, a pantry, and a sink overlooking the backyard. Recent upgrades include a stainless steel fridge and stove (2022) and a built-in stainless microwave (2025). The adjoining dining area is surrounded by windows, also with backyard views. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers a double closet and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the second level. The basement was fully finished in 2024 with a modern design and vinyl plank flooring. It includes a family/recreation room, a bedroom, and a 4-piece bathroom. The backyard is large and fully fenced, providing plenty of room for kids and pets to play. A two-car gravel parking pad sits at the back. Additional updates include central A/C (2023) and a new hot water tank (2024).

Built in 2007



## Essential Information

MLS® #	A2249804
Price	\$425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,417
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	37 Reynolds Road
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0C2

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	2
Zoning	R5

### **Listing Details**

Listing Office	Century 21 Maximum
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