

# \$819,900 - 10 Regal Court, Sylvan Lake

MLS® #A2253521

**\$819,900**

5 Bedroom, 4.00 Bathroom, 2,727 sqft

Residential on 0.15 Acres

Ryders Ridge, Sylvan Lake, Alberta

FULLY DEVELOPED 2-STOREY WITH OVER 2700 SQ. FT. ABOVE GRADE ~ LOCATED IN A CUL-DE-SAC AND BACKING ONTO A TREED RESERVE ~ HEATED DOUBLE ATTACHED GARAGE ~

Covered front veranda welcomes you and leads to the welcoming foyer of this well cared for home ~ Just off the entrance is a conveniently located office or bedroom with a large window overlooking the covered veranda and front yard ~ Open concept main living space is complemented by high ceilings, vinyl plank flooring and floor to ceiling windows that overlook the backyard and fill the space with natural light ~ The spacious living room has rows of recessed lighting, and is centred by a cozy gas fireplace with floor to ceiling stacked stone and a built in TV mount ~ The stunning kitchen offers an abundance of ceiling height cabinets accented with crown moulding, a built in wall pantry and tons of oversized drawers; ample stone countertops including an island with an eating bar, undermount sink and pendant lights above; full tile backsplash; upgraded stainless steel appliances; and a walk in pantry with built in organizers ~ Easily host large gatherings in the dining room with a built in wine rack and garden door access to the partially covered south facing deck with a BBQ gas line ~ 2 piece main floor bathroom is located next to the mudroom with built-in benches with storage and access to the attached garage ~ Open staircase with glass railings leads to the upper level ~ The private



owner's suite has soaring vaulted ceilings, plenty of room for a king size bed and furniture, large windows that fill the space with natural light, and garden door access to a 22' long covered balcony overlooking the backyard and treed reserve ~ The walk in closet has built in shelving and organizers offering endless storage ~ Spa like ensuite has dual sinks plus extra counter space, a soaker tub, separate water closet and walk in steam shower ~ 2 bedrooms located on the second level are both a generous size with ample closet space ~ 4 piece bathroom with an oversized vanity ~ Conveniently located upper level laundry room ~ The fully finished basement has high ceilings, rows of recessed lighting and roughed in underfloor heat ~ Spacious L-shaped family room with vinyl plank flooring offers plenty of space for a sitting area and games space ~ Basement bedroom has space for a desk or sitting area and a walk in closet ~ 4 piece bathroom, the utility room and storage space complete the lower level ~ Other great features in this awesome home include; Central air conditioning, central vacuum, wired for sound with built in speakers inside and out, water softener, reverse osmosis system, updated lighting, security cameras ~ Heated 22' x 22' attached garage is insulated, finished with drywall and has high ceilings ~ The south facing backyard is fully fenced, has no neighbours behind and backs onto a treed reserve and walking trail, includes a shed and has plenty of yard space ~ Excellent location; close to all amenities ~

Built in 2012

### **Essential Information**

MLS® #	A2253521
Price	\$819,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,727
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10 Regal Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G2

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Insulated, Heated Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Central
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