

# \$424,900 - 38 Regatta Way, Sylvan Lake

MLS® #A2199215

**\$424,900**

3 Bedroom, 2.00 Bathroom, 988 sqft  
Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

~MOVE IN READY~ Three-bedroom home awaits you! Drive up to your covered veranda and see yourself sitting there enjoying your morning coffee! Inside is a SPACIOUS front entrance that leads to the main floor! Vaulted ceilings, and a large front living room with three large windows. The kitchen and dining are open, featuring a WALL PANTRY, HICKORY CABINETS and STAINLESS APPLIANCES. Off the dining is a private upper deck 12x10 and overlooks the FULLY FENCED YARD. There are two bedrooms on the main floor and a four-piece bathroom. Basement is full developed featuring a spacious family room, four-piece bathroom and a large bedroom. Utility room, and stackable laundry along with OPERATIONAL IN FLOOR HEAT complete this picture-perfect home! From the family/ Rec room, walk out onto a covered concrete patio and fenced yard. A garden shed is included as well as 2 car parking. There is room for your RV. An incredible home in an incredible location in the beautiful Ryders Ridge subdivision. Steps to a children's playground, schools and of course the LAKE! Desirable and 4 season fun in Sylvan Lake with lots to enjoy.



Built in 2009

## Essential Information

MLS® #	A2199215
Price	\$424,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	38 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0E8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad, On Street

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Combination
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot, City Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding, Aluminum Siding, Shingle

Siding

Foundation      Poured Concrete

### **Additional Information**

Date Listed      March 29th, 2025

Days on Market    5

Zoning            R5

### **Listing Details**

Listing Office      RE/MAX real estate central alberta

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