

\$234,900 - 202, 44 Reid Court, Sylvan Lake

MLS® #A2203188

\$234,900

2 Bedroom, 1.00 Bathroom, 891 sqft
Residential on 0.00 Acres

Ryders Ridge, Sylvan Lake, Alberta

Low condo fees on this upper level townhouse in Ryders Ridge Boulevard. is a perfect blend of comfort, functionality, and style in a sought-after neighborhood. Designed for easy, low-maintenance living, this bright and inviting unit is ideal for homeowners or investors alike. The well-planned layout includes two spacious bedrooms, a full bath, and a dedicated laundry room for added convenience. The open-concept living area is anchored by a well-equipped kitchen with ample cabinet space, a built-in pantry, and a large island that doubles as a workspace and eating area. Seamlessly connected to the kitchen, the living room offers a welcoming space for relaxation or entertaining. Step outside onto the balcony to enjoy peaceful greenspace views—a perfect spot for morning coffee or unwinding in the evening. This pet-friendly property (with approval) is a great option for animal lovers. With its smart design, thoughtful features, and vibrant community setting, this townhouse condo is a true standout. Unit has been freshly painted.

Built in 2015

Essential Information

MLS® #	A2203188
Price	\$234,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	891
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	202, 44 Reid Court
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L9

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	16

Zoning R3

Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.