

# \$529,900 - 4418 Ryders Ridge Boulevard, Sylvan Lake

MLS® #A2256421

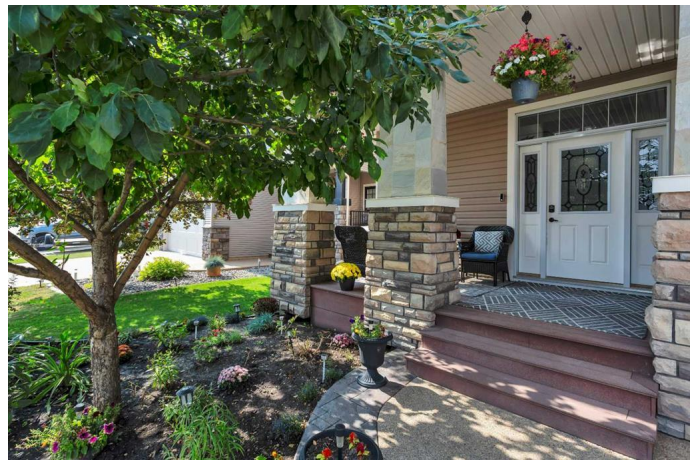
**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.13 Acres

Ryders Ridge, Sylvan Lake, Alberta

This a truly exceptional home that blends character, comfort, and smart living. Step onto the spacious front veranda, perfect for morning coffee or evening sunsets, and head inside to discover an open and airy layout with soaring 14 ft ceilings and stunning west-facing windows that bathe the home in natural light. The open-concept main floor offers seamless flow, and with no carpet anywhere, it's as functional as it is stylish. A mid-level bonus room offers the perfect flex space for working from home, relaxing, or creating a kids's™ zone. One of the home's standout features is the fully installed solar panel system, providing exceptional energy efficiency and dramatically reduced electricity costs. Over the course of a year, seasonal usage and production balance out—making it practically net-zero when it comes to power bills. It's the kind of savings that make a lasting impact, especially as energy prices continue to rise. Other highlights include a spacious primary bedroom with a steam shower retreat, a versatile drive-through garage that serves as an extended living space, and a vibrant yet peaceful community. Located in the heart of Ryders Ridge, you're surrounded by walking trails, and within walking distance to groceries, shops, restaurants, and more. Plus, Sylvan Lake's™ popular beach and activity zone is just a 20-minute walk or bike ride away—close enough to enjoy the fun, yet far enough for everyday tranquility.



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256421    |
| Price          | \$529,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,723       |
| Acres          | 0.13        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4418 Ryders Ridge Boulevard |
| Subdivision | Ryders Ridge                |
| City        | Sylvan Lake                 |
| County      | Red Deer County             |
| Province    | Alberta                     |
| Postal Code | T4S 1J7                     |

## Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Drive Through |
| # of Garages   | 2                                                                                       |

## Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | High Ceilings, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | See Remarks                                                |
| Heating           | In Floor, Forced Air, Natural Gas                          |
| Cooling           | Central Air                                                |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Dining Room, Gas                                           |
| Has Basement      | Yes                                                        |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Garden, Level, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             September 11th, 2025  
Days on Market        12  
Zoning                   R1A

**Listing Details**

Listing Office           CIR Realty

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