

# \$424,900 - 43 Regatta Way, Sylvan Lake

MLS® #A2211457

## \$424,900

3 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

Welcome to this beautifully charming home, full of features you'll absolutely adore! This 3-bedroom, 2-bathroom gem perfectly blends modern style with cozy comfort. Step inside and enjoy the open-concept layout that connects a bright, inviting living room to a spacious kitchen – complete with abundant cabinetry, a functional island for meal prep, and a breakfast bar ideal for casual meals.

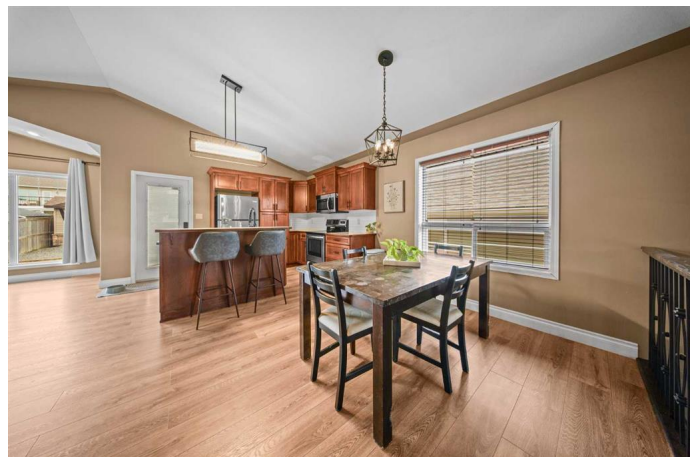
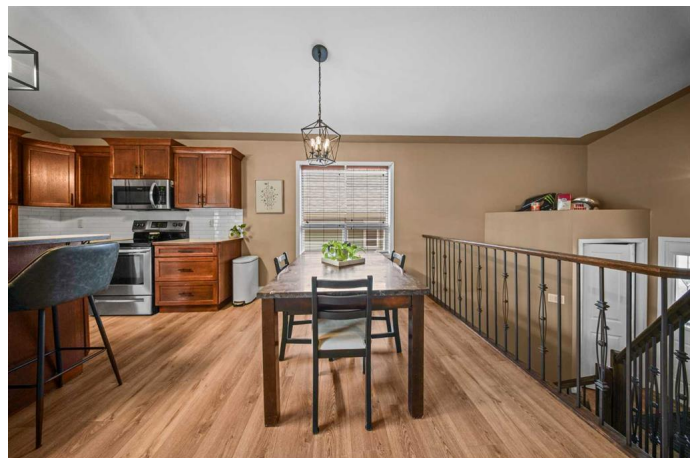
Head outside to the large south-facing deck and take in stunning views of the backyard – a fantastic space for summer BBQs, private firepit gatherings or sipping your morning coffee in the sunshine. The oversized Shed is perfect for extra storage and extra room to park with back alley access.

Need more room? The fully finished basement offers a generous family room, a third bedroom, and a second full bath. There's even space to easily add a fourth bedroom with a simple wall and door.

With a high-efficiency furnace and hot water tank, you'll stay cozy year-round without high utility costs. All of this is set in a sought-after neighborhood with convenient access to schools, parks, and everyday amenities.

Built in 2007

## Essential Information



MLS® #	A2211457
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	43 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0E8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Rolling Slope
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 13th, 2025
Days on Market	4
Zoning	R5

**Listing Details**

Listing Office	KIC Realty
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