

# \$459,800 - 37 Regatta Way, Sylvan Lake

MLS® #A2229247

**\$459,800**

4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

This well-maintained bi-level home offers 4 bedrooms and 2 full bathrooms, with 2 bedrooms upstairs and 2 downstairs—perfect for families, guests, or a home office setup. Step into a bright and inviting main level featuring an open living area filled with natural light. The functional layout offers great flow and comfort, and with central air conditioning (June 2025). Downstairs, enjoy a spacious family room, 2 additional bedrooms, a full bathroom, and plenty of room to relax or entertain. Outside, the property continues to impress with an oversized single detached garage(19'3"x19'3") that is heated, features durable epoxy floors, and includes a workspace with cabinets—perfect for hobbies, projects, or extra storage. There's also extra parking in the back for vehicles or toys. A new fence (2024) adds privacy to the beautifully maintained yard. Relax or entertain on the private deck, complete with a pergola for shade, ideal for sunny afternoons or evening get-togethers. Located in a desirable neighbourhood close to schools, parks, shopping, and just minutes from the lake, this home offers the perfect blend of privacy, space, and convenience.

Built in 2008

## Essential Information

MLS® #                   A2229247

Price                     \$459,800



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	37 Regatta Way
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0E8

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Heated Garage, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Oven
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	26
Zoning	R5

**Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.