

4109 45 Avenue Sylvan Lake Alberta

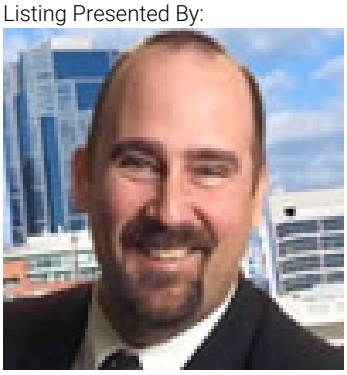
$600,000

Welcome to 4109 45th Ave., Sylvan Lake, AB. A fully developed 5-bedroom, 3-bathroom modified bi-level, quality built by Somerset Homes and located in the award-winning community of Ryders Ridge! In exceptional condition throughout, this beautifully maintained home offers an impressive combination of space, comfort, and pride of ownership. Close to schools, parks, playgrounds, walking trails, community amenities, and only a few blocks from the beach, this is an incredible location for the whole family, and at a great price!Step inside to a spacious, bright and inviting main level, featuring soaring vaulted ceilings, vinyl plank flooring, and a cozy gas fireplace with a beautiful wood mantle and stone surround. The functional open-concept layout offers plenty of space for everyday family living and entertaining. The primary bedroom is large and stunning, featuring vaulted ceilings, walk in closet, and 5 piece ensuite. It is located just off the main living room, while 2 of the bedrooms, laundry room, and 4-piece bathroom are tucked up and away on the upper level - a perfect setup for the growing family with kids!The fully developed basement provides even more exceptional living space and features in-floor heat, a large family/rec room, and a wet bar--great for entertaining, movie nights, or relaxing with the family. This space also features the other 2 bedrooms, and 4 piece bathroom.Outside, enjoy the covered rear deck (with nat. gass hookup) overlooking a beautifully treed and landscaped yard, complete with a dedicated fire pit area and creating a fantastic outdoor space to enjoy throughout the warmer months. The property also features rear lane access with space to park additional vehicles if need be.Other upgrades include: air conditioning, central vac, a water softener, BRAND NEW CARPETS in all bedrooms (Oct 2026), and an oversized double attached garage with dua...

Bedroom 12.58 Ft x 10.75 Ft
Bedroom 11.33 Ft x 12.00 Ft
4pc Bathroom Measurements not available
Family room 20.83 Ft x 12.67 Ft
Furnace 11.58 Ft x 9.75 Ft
Kitchen 12.00 Ft x 12.00 Ft
Dining room 12.00 Ft x 10.75 Ft
Living room 15.42 Ft x 20.50 Ft

Foyer 13.50 Ft x 8.92 Ft
Primary Bedroom 14.83 Ft x 16.67 Ft
5pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 10.25 Ft x 10.67 Ft
Bedroom 13.00 Ft x 10.33 Ft
Laundry room 6.33 Ft x 6.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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