

# \$599,900 - 6 Rosewood Rise, Sylvan Lake

MLS® #A2207684

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.15 Acres

Ryders Ridge, Sylvan Lake, Alberta

Take a look at this incredible, fully finished walkout 2 storey home. This home will meet every need! Convenient floor plan with master bedroom on the main floor. Open concept living room with 2 storey ceiling, a stunning fireplace with stone right to the towering ceilings. The kitchen features stainless steel appliances including a new stove, double sil-granite sink, granite countertops and corner pantry. Also, on the main floor is laundry, bathroom and mud room. The primary bedroom just down the hall from living room/kitchen has a walk-in closet and ensuite bathroom with a tiled shower. Upstairs, there's a bonus room, two more bedrooms, and a 4pc. Bathroom. The basement is fully finished with a beautiful bar, den(good for storage or an office), family room, another bedroom, another 4pc. Bathroom and more storage! Other features include: fenced yard with PAVED back alley, hot tub with appropriate permits in place, new hot water tank(2024), new carpet in the basement in 2022, water softener, central vacuum, central AC, in floor heating in the basement, gas line on deck, exposed aggregate patio under the deck and a shed. Located in one of Sylvan Lake's most sought after areas, Ryder's Ridge!



Built in 2012

## Essential Information

MLS® #

A2207684

Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,760
Acres	0.15
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6 Rosewood Rise
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0C0

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	20
Zoning	R1

**Listing Details**

Listing Office	Century 21 Maximum
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