

# \$450,000 - 37 Regatta Way, Sylvan Lake

MLS® #A2229247

**\$450,000**

4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.09 Acres

Ryders Ridge, Sylvan Lake, Alberta

This 4-bedroom, 2-bathroom home is a solid option for families or first-time buyers. With 2 bedrooms up and 2 down, there's flexibility whether you need room for kids, guests, or a home office. The main floor is bright and welcoming, with an open layout that makes the kitchen, dining, and living areas feel connected and functional. You'll appreciate the central A/C (2025) for hot summer days and in-floor heat for added comfort in the colder months. Downstairs offers a large family room, two more bedrooms, and a full bathroom, perfect for extra living space or hosting. Outside, the home continues to impress. The oversized single detached garage (19'3" x 19'3") is heated, has epoxy flooring, built-in cabinets, and just had a new roof installed in July 2025. Whether you need a workshop, extra storage, or space for toys, it checks the box. The exterior doors were replaced in 2023, and the fenced yard (new in 2024) is ready for pets, kids, or backyard get-togethers. There's also a private deck with a pergola and a dedicated firepit area—perfect for relaxing evenings outdoors. Tucked into a quiet, family-friendly area, you're close to schools, parks, shopping, and just minutes from the lake. This home has a lot to offer and is move-in ready with room to grow.

Built in 2008

## Essential Information



MLS® #	A2229247
Price	\$450,000
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, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, In Floor
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	50
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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