

# \$347,900 - 22 Ross Close, Sylvan Lake

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MLS® #A2251442

## \$347,900

3 Bedroom, 3.00 Bathroom, 1,438 sqft  
Residential on 0.10 Acres

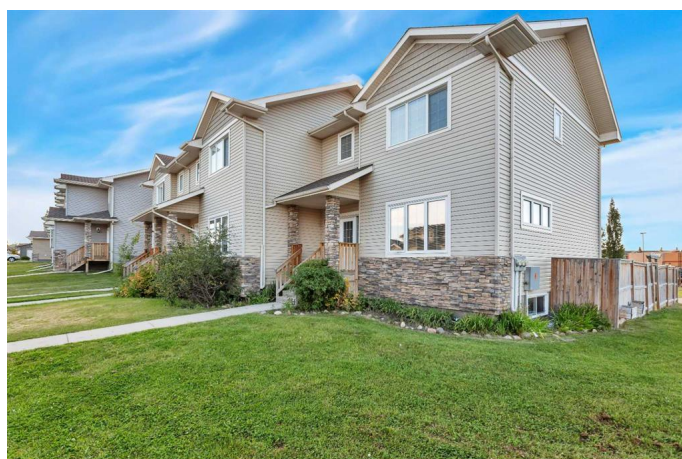
Ryders Ridge, Sylvan Lake, Alberta

Step inside to a bright, open-concept main floor featuring a generous living room—perfect for hosting or just stretching out with the family. The kitchen offers upgraded cabinetry with crown moulding, a full appliance package, and seamless flow into the dining space. A convenient 2-piece powder room completes the main level.

Upstairs, you'll find a large primary bedroom with a private ensuite, plus two additional bedrooms and a full bath—ideal for kids, guests, or a home office. There's also a 3-piece rough-in in the basement, ready for future development to suit your needs.

This home includes thoughtful upgrades such as triple-pane windows, high-efficiency furnace, upgraded attic insulation, custom 2" faux wood blinds, washer/dryer, and a gas line to the deck—perfect for summer BBQs.

Located in a quiet close in one of Sylvan Lake's most sought-after communities, you're just minutes from schools, shopping, parks, and trails. The current fencing does not fully utilize the lot's total size, creating an opportunity to expand your yard, garden, or outdoor living area!



Built in 2012

## Essential Information

MLS® #	A2251442
Price	\$347,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 Ross Close
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G3

### Amenities

Parking	Off Street, On Street
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### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Crown Molding
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R3

**Listing Details**

Listing Office	CIR Realty
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