

# \$749,900 - 21 Regal Court, Sylvan Lake

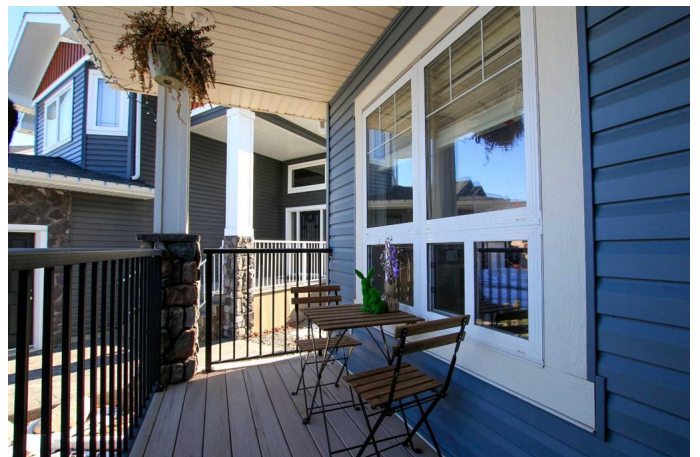
MLS® #A2199600

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,983 sqft  
Residential on 0.16 Acres

Ryders Ridge, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BEDROOM, 4 BATH  
2-STOREY ~TUCKED IN A CLOSE ~ PIE  
LOT WITH NO NEIGHBOURS BEHIND ~  
Covered front veranda welcomes you to this  
move in ready home ~ Bright foyer welcomes  
you and opens to a home office with large  
windows and a built in desk ~ Open concept  
main living space is complemented by high  
ceilings and large windows creating a feeling  
of spaciousness ~ The living room is centred  
by a cozy gas fireplace with floor to ceiling  
stone ~ The stunning kitchen has an  
abundance of ceiling height cabinets, ample  
stone counter tops including a massive island,  
full tile backsplash, upgraded stainless steel  
appliances and a massive walk in pantry with  
floor to ceiling shelving ~ Easily host a large  
gathering in the dining room with more large  
windows plus garden door access to the south  
facing deck and backyard ~ Conveniently  
located main floor laundry is just off the kitchen  
in the mud room with garage access and a  
laundry chute ~ The primary bedroom oasis  
features vaulted ceilings, a large walk in closet  
and a spa like ensuite with a stand alone  
soaker tub, separate shower and a stone  
topped vanity with dual sinks ~ 2 additional  
bedrooms located on the upper level are both  
a generous size ~ 4 piece bathroom with built  
in shelving ~ The basement has high ceilings  
and offers a family room, 4th bedroom, 4 piece  
bathroom and a media room (to be completed  
prior to possession) ~ Other great features  
include; central air conditioning ~ The



backyard is landscaped, has a fenced in dog run, garden shed and is backing on to a walking path with no neighbours behind ~ Excellent location in popular Ryder's Ridge, with easy access to schools, shopping, restaurants, and all other amenities.

Built in 2011

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2199600    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,983       |
| Acres          | 0.16        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 21 Regal Court  |
| Subdivision | Ryders Ridge    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0G3         |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                       |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)                   |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, See Remarks, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 9               |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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