

# \$499,000 - 49 Richfield Crescent, Sylvan Lake

MLS® #A2240491

**\$499,000**

5 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.12 Acres

Ryders Ridge, Sylvan Lake, Alberta

Legal Suite in Ryders Ridge – A Turnkey Investment Opportunity. This very well-kept home in the desirable community of Ryders Ridge offers incredible value with a fully legal basement suite, making it an ideal property for investors or homeowners looking for mortgage support. The main floor welcomes you with a spacious entrance and vaulted ceilings that create a bright, open feel throughout. The large kitchen features a center island and pantry, and it flows seamlessly into the dining area and sunny living room, highlighted by a stylish custom feature wall. The primary bedroom includes a full ensuite, a walk-in closet, and its own eye-catching feature wall. Two additional bedrooms and another full bath complete the main floor layout. Downstairs, the legal basement suite is fully equipped with its own kitchen—complete with a pantry and island—plus a dinette area, full bathroom, and two more bedrooms. With private entrances, separate decks, lawn spaces, and individual sheds for both suites, this home is designed for both privacy and functionality. The fully fenced yard and rear parking pad add even more convenience. Whether you're looking to invest or live in one unit while renting out the other, this property is a smart and attractive option in a great location. Basement pictures will be coming next week.

Built in 2014

## Essential Information



MLS® #	A2240491
Price	\$499,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,256
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	49 Richfield Crescent
Subdivision	Ryders Ridge
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0G3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                3  
Zoning                              R5

**Listing Details**

Listing Office                    KIC Realty

Data is supplied by Pillar 9â„ø MLSÂ® System. Pillar 9â„ø is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„ø. 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.