

## **\$329,900 - 22 15 Ritchie Way, Sherwood Park**

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MLS® #E4431262

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,341 sqft

Condo / Townhouse on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

Sherwood Park has been the community of choice for families for many years! This home that is located in Regency Park is perfect for every family. Step inside the townhouse with 1341sqft of living space – 3 bedrooms, 2.5 bathrooms, renovated throughout, west facing yard, double attached garage & so much more! As you walk through the home you will love the natural light that flows throughout – from the foyer to the renovated kitchen with large island (built-in storage & seating), to the living room & family room – the space feels complete with the ½ bath & laundry on the main floor. Upstairs the primary bedroom is spacious with a large closet & ensuite. Beds #2 & #3 are both a good size & the 4-piece bath completes this level. The basement is unfinished but freshly painted & a great space.

Outside you will love the deck, landscaping & west facing yard – perfect for relaxing.

Located in a very well managed condo development!



Built in 1993

### **Essential Information**

MLS® #                      E4431262

Price                        \$329,900

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,341
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 15 Ritchie Way
Area	Sherwood Park
Subdivision	Regency Park (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5T3

### Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brentwood Elementary
Middle	F R Haythorne School
High	Bev Facey Comp

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	12
Zoning	Zone 25
Condo Fee	\$468

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