

## **\$549,000 - 69 Ridgpoint Way, Sherwood Park**

MLS® #E4453349

**\$549,000**

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

Beautiful bi-level located in "The Ridge" with great access to major routes and walking trails. 2 bdrms up 2 down plus three full bathrooms, 2nd bedroom has a loft-great for grandkids! Granite in kitchen and all bathrooms. Spacious foyer with mud room. Living room is bright with lots of natural light. Kitchen has SS appliances, corner pantry and good size eating area. Crown moulding added and baseboards changed. Primary bedroom fits a King bed, walk in closet and 4 pce. ensuite. A/C, Central built in vacuum system, drainage ditch around perimeter of property with weeping tile that provides excellent drainage. Basement has rec room with gas firelace. Good storage. Beautifully landscaped yard easy to care for with 2 sheds. A great property for family or retired living. Upgrades include; Furnace, HWT (Nov. 2021), A/C (July 2021), Vinyl plank installed upper floors (July 2019), lower floors (2021), Reface kitchen/bathroom cabinets(2023), paint, 2 Bathrooms were renovated (2023), primaryn ensuite (2024).



Built in 2000

### **Essential Information**

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Price \$549,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,265
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	69 Ridgepoint Way
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6B3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 25

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Listing information last updated on August 17th, 2025 at 3:17pm MDT