

## \$649,707 - 23 Ridgeland Point(e), Sherwood Park

MLS® #E4441727

**\$649,707**

3 Bedroom, 3.00 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

### IMMACULATE HOME IN THE RIDGE!!!

Welcome to this beautiful bi-level located in one of Sherwood Park's most sought after communities. Very open and bright home throughout offering 2284 square feet of total living space PLUS a TRIPLE ATTACHED GARAGE!!! Hardwood flooring, spacious living room, and a gorgeous kitchen with skylight, nice appliances and beautiful cabinetry. There are 3 bedrooms and 3 bathrooms. The Primary Bedroom features a beautiful 4 piece ensuite and a walk-in closet. Awesome basement with large family room, attractive gas fireplace, bedroom, bathroom, laundry room and storage space. Enjoy the sunny SOUTHWEST facing backyard! Nice deck too! This beautiful home also comes with CENTRAL AIR-CONDITIONING to help on those hot days! Amazing location close to beautiful walking trails and parks. See it and you will love it!! Visit REALTOR® website for more information.

Built in 2004

### Essential Information

MLS® #	E4441727
Price	\$649,707
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,216
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	23 Ridgeland Point(e)
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6N5

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling
Parking	Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	4
Zoning	Zone 25

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