

## \$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

MLS® # E4453349

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 | 5                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 20th, 2025 at 9:31pm MDT