

## \$535,000 - 118 Ridgpoint Way, Sherwood Park

MLS® #E4434071

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,539 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

Welcome to this beautifully maintained 1600 sqft two-storey home located in the desirable community of The Ridge. Offering 3 spacious bedrooms, 2 full bathrooms, and 2 half bathrooms, this home is perfect for families of all sizes. The open concept main floor features a bright kitchen with STAINLESS STEEL APPLIANCES, a convenient eat-up island, and a seamless flow into the cozy living room complete with a GAS FIREPLACE—ideal for entertaining or relaxing. Enjoy the practicality of a main floor laundry area, mudroom, and pantry. Upstairs you'll find 3 generous bedrooms including a primary suite with ensuite bath. The fully finished basement provides additional living space for a rec room, office, or home gym. Step outside to a huge backyard featuring a stunning deck, perfect for summer barbecues, and a MASSIVE SHED for all your storage needs. Located 5 mins from the new K-12 French Immersion school, with quick access to Wye Road and Hwy 21, this home offers comfort, convenience, and community. A must-see!

Built in 2001

### Essential Information

MLS® # E4434071

Price \$535,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,539
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	118 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, Gazebo, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Brentwood Elementary
Middle	FR Haythorne
High	Bev Facey

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	Zone 25

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Listing information last updated on May 3rd, 2025 at 2:02pm MDT