

## \$299,900 - 9 15 Ritchie Way, Sherwood Park

MLS® #E4429093

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,138 sqft  
Condo / Townhouse on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

Welcome Home! Freshly updated and move in ready 3 Bedroom Up, 4 Bathroom (1+3 half) Single Garage Fully Finished Town Home in Regency Sherwood Park. Terrific family friendly location just off Clover Bar and Wye Road close to Grocery, Shopping, Church, Schools, Parks, Trails, & Spray Park. Terrific floor plan with large entrance way from front door and garage. Main floor oversized closet. Large living rooms walk through to kitchen dining area with patio doors to rear deck/green space. Large kitchen with tons of quartz counter tops & plenty of cabinets. Updated stainless appliances. Main floor half bathroom. Home has tons of storage. Cozy new carpet leads you to upper level with 3 large bedrooms and 1.5 bathrooms. Awesome master suite with ensuite and large walk in closet. Upper level full bathroom with tub. Finished basement with laundry area, storage, bedroom space, bathroom with rough in shower, large flex room/additional living space. Amazing condo living and low maintenance and perfect location. Wow.

Built in 1993

### Essential Information

MLS® #	E4429093
Price	\$299,900



Bedrooms	3
Bathrooms	2.50
Full Baths	1
Half Baths	3
Square Footage	1,138
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	9 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, See Remarks
Parking Spaces	1
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	3
Zoning	Zone 25
Condo Fee	\$404

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 12:47pm MDT