



Sherwood Park

The Ridge (Sherwood Park)

LP: \$589,000

84 Ridgepoint WY

T8A 6B2

SP:

M

Listing ID #	E4449437	ACTIVE	
Building Type	Detached Single Family		
Style	Bi-Level	Sold Date	
Year Built	2000	Bedrooms Above	3
Full Baths	3	Bedrooms Total	4
Half Baths	0	Basement	Full
Total Baths	3.0	Basement Dev	Fully Finished
Tot Flr AG SqFt	1,202.23	Tot Flr AG SqM	111.69

URL-Virtual Tour

Welcome to the Ridge in Sherwood Park and this 1,200 sqft fully finished bi-level. The main level features a kitchen with white cabinetry that opens to the breakfast nook, where patio doors lead to a deck overlooking the beautifully landscaped backyard with retaining wall and fire pit. Off the kitchen is a spacious family room, perfect for gatherings. Completing the main level is a 4pc main bathroom and 3 bedrooms, with the primary having a walk-in closet and 4pc ensuite. The fully developed lower level features a large family/rec area with a cozy gas fireplace, an additional bedroom, 4pc bathroom, and laundry room. This home is well cared for and move-in-ready.

Directions

Living Room	4.99x3.67	M	Bedroom 3	3.34x2.72	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.65x3.86	M	Bedroom 4	3.34x5.09	B	1	4	M	No	Main		
Kitchen	3.14x3.86	M				2	4	B	No	Upper		
Family Room	10.68x4.42	B				3	4	M	Yes	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.86x3.80	M				6				Tot Flr AG	111.69	1,202.23
Bedroom 2	3.35x3.04	M				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Vinyl	Garage Suite	
Flooring	Carpet, Linoleum	Garden Suite	
Features	Deck, Fire Pit	Lot Shape	Rectangular
		Lot Size SqM	
		Zoning	
		Tax Amount	\$3,008.76 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings	Goods Excl	

Warranty		
Fireplace	Yes	
FP Fuel	Gas	
FP Type	Mantel, Tile Surround	
HOA Y/N	No	
HOA Fee/Schd	/	
HOA Fee Incls		

Parking Double Garage Attached

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim	
Condo Name		Floor Location		Floor#	
Condo Fee	Fee Schedule	#Floors in Build		Elevator	
Fee Includes		Balcony/Terrace		Min Age	
		Titled Storage			
		Parking Type			
		Unit Exposure			