

## \$285,000 - 20 15 Ritchie Way, Sherwood Park

MLS® #E4458899

**\$285,000**

3 Bedroom, 2.00 Bathroom, 1,197 sqft

Condo / Townhouse on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

Lovingly maintained and offering LOW condo fees, this Regency Heights home features 3 bedrooms, 3 baths, and a bright, functional layout. Gleaming hardwood floors welcome you into the spacious living room, while the eat-in kitchen boasts ample cabinetry, a pantry, and access to the west-facing yard with an entertaining-sized deck. Upstairs, the king-sized primary suite offers a walk-in closet and ensuite, complemented by 2 additional generous bedrooms and a 4pc bath. The unfinished basement provides excellent storage or future development potential. NEW FURNACE, HWT & ROOF. All in a well-managed complex, just steps from parks, trails, Ball Lake, and all amenities, perfect for those seeking comfort and simplicity in condo living!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458899  |
| Price          | \$285,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,197     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1993              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 20 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   | Single Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

Days on Market 9  
Zoning Zone 25  
Condo Fee \$410

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