

## \$719,000 - 81 Ridgeland Bay, Sherwood Park

MLS® #E4444691

**\$719,000**

4 Bedroom, 3.50 Bathroom, 2,212 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

Tucked onto a large 700m<sup>2</sup> lot in a quiet cul de sac, in the desirable community of The Ridge, awaits this fully finished family home featuring AC, 4 bedrooms, 3.5 baths plus a 25x24 garage. Soaring ceilings invite you into find a spacious entry that leads to the great room with hardwood flooring. The kitchen offers plenty of cabinets, corner pantry & peninsula island that looks over the dining area & living room with cozy fireplace & built in bookcases. Guest bath & laundry with tons of storage complement the functional layout. Moving upstairs you will enjoy family time in the bonus room with vaulted ceilings & 2nd fireplace. King sized primary suite offers a 4pc ensuite with jetted tub & WI closet. 2 more bedrooms are both generous in size are connected to the main 4pc bath. Fully finished basement is complete with rec room, 4th bedroom, flex space, 3pc bath & ample storage space. LOVE the fenced & landscaped yard with entertaining sized deck surrounded by mature trees, offering privacy.

Built in 2004

### Essential Information

MLS® # E4444691

Price \$719,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,212
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	81 Ridgeland Bay
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6N6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	BRENTWOOD
Middle	F R HAYTHORNE
High	BEV FACEY COMP

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	5
Zoning	Zone 25

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Listing information last updated on July 2nd, 2025 at 4:47pm MDT