

## \$419,900 - 33 Ventnor Place, Sherwood Park

MLS® #E4454024

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Village on the Lake, Sherwood Park, AB

Welcome to 33 Ventnor Place, nestled in the family-friendly community of Village on the Lake! This spacious 4 bed, 3 bath 4-level split offers over 2,200 sq ft of comfortable, updated living space. The main floor features a bright open layout with a large living area & dining space, plus a modern kitchen with sleek cabinets & stainless steel appliances. Upstairs, youâ€™ll find a generous primary bedroom with a 2pc ensuite, 2 additional beds, & a 4pc bath. The lower level offers a cozy family room, fourth bed, & an updated 3pc bath. The basement includes a large flex roomâ€”perfect for a home gym, office, or playroom & tons of storage space. Finished with luxury vinyl plank, ceramic tile, & carpet throughout. Step outside to enjoy a landscaped, fully fenced backyardâ€”great for relaxing or entertaining. Upgrades include a newer roof and furnace (2022). Minutes from schools, parks, trails, shopping, & with easy access to Wye Rd, Anthony Henday & Sherwood Park Freeway. It's move-in readyâ€”All it needs is YOU!

Built in 1985

### Essential Information

MLS® # E4454024

Price \$419,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 33 Ventnor Place    |
| Area        | Sherwood Park       |
| Subdivision | Village on the Lake |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4W8             |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Parking-Extra |
| Parking   | Double Garage Attached                            |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 4                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Partially Finished                                                                                                        |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                      |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                      |

Foundation                Concrete Perimeter

**School Information**

Elementary                WESTBORO ELEM  
Middle                      SHERWOOD HGTS  
High                        SALISBURY COMP

**Additional Information**

Date Listed                August 21st, 2025  
Days on Market        5  
Zoning                      Zone 25

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