

## \$309,900 - 23 15 Ritchie Way, Sherwood Park

MLS® #E4462423

**\$309,900**

3 Bedroom, 3.00 Bathroom, 1,188 sqft

Condo / Townhouse on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

Welcome to this half duplex with a fully finished basement in Regency Park with 3 bedrooms and 4 bathrooms with an SINGLE ATTACHED GARAGE! Stepping in the front door you have a open living room with tons of natural light, a dining room with access to the shared backyard w/ private divider, and a spacious kitchen with S/S appliances, lots of cabinet space and access to 3 pantries. Wrapping up the main floor is a 2 pc bathroom and walk-in front closet. Upstairs is the primary bedroom with a 2 pc ensuite and walk-in closet. Down the hall is 2 more spacious bedrooms and a shared 4 pc bathroom. In the fully finished basement is a rec room with a gas fireplace, a 4 pc bathroom, laundry room and utility room. All maintenance is covered in this professionally managed condo with condo fees of \$410.22, a single car attached garage & a front driveway! Located mins away from shopping, schools, and walking trails, this home is move-in ready to enjoy! Don't miss this one.

Built in 1993

### Essential Information

MLS® # E4462423

Price \$309,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,188             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 23 15 Ritchie Way            |
| Area        | Sherwood Park                |
| Subdivision | Regency Park (Sherwood Park) |
| City        | Sherwood Park                |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T8A 5T3                      |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Parking-Visitor                            |
| Parking Spaces | 2                                          |
| Parking        | Front Drive Access, Single Garage Attached |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brentwood Elementary   |
| Middle     | F.R. Haythorne Jr High |
| High       | Bev Facey High School  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$410              |

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Listing information last updated on October 17th, 2025 at 12:32pm MDT