

## **\$579,900 - 60 Ridgpoint Way, Sherwood Park**

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MLS® #E4445960

**\$579,900**

2 Bedroom, 3.00 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

This 1315 ft.Â² Ironwood-built bungalow in The Ridge has been beautifully maintained by the second owners. Such a desirable neighbourhood to call home, with easy access off Wye Road, and tucked on a deadend cul-de-sac. Double front attached garage is insulated and drywalled. The welcoming front porch is covered, such a tranquil spot to sit & enjoy your morning coffee. The upper back deck is also covered, and the lower deck was just rebuilt in composite last year. The natural gas Vermont Castings BBQ is included. Lovely low care landscaping front & back, plus a garden shed. Very large foyer, main floor laundry/mudroom, open kitchen with island seating, dining nook, hardwood flooring in the L/R and a gas fireplace. Two bedrooms up, with the primary offering a walk-in closet and 3-piece ensuite. Downstairs offers more space with a recreation room, hobby room, spare room for guests, bathroom, workshop. Furnace updated 2012, newer fridge w/ ice & water.



Built in 2001

### **Essential Information**

MLS® #	E4445960
Price	\$579,900
Bedrooms	2

Bathrooms	3.00
Full Baths	3
Square Footage	1,316
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	60 Ridgepoint Way
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6B2

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 25

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