

## \$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
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Days on Market	1
Zoning	Zone 25
Condo Fee	\$410

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