

## \$699,900 - 81 Ridgeland Bay, Sherwood Park

MLS® #E4444691

**\$699,900**

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 700m2 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 \$699,900



|                |                        |
|----------------|------------------------|
| 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 |
|----------|-------------|

|                   |  |
|-------------------|--|
| 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 | 20              |
| Zoning         | Zone 25         |

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Listing information last updated on July 17th, 2025 at 2:17pm MDT