



Sherwood Park

Regency Park (Sherwood Park)

LP: \$345,000

#16 15 Ritchie WY

T8A 5T3

SP:

M

Listing ID #

E4504926

Building Type

Townhouse

Style

2 Storey

Year Built

1993

Full Baths

1

Half Baths

2

Total Baths

1.2

Tot Flr AG SqFt

1,098.79

Sold Date

Bedrooms Above

3

Bedrooms Total

3

Basement

Full

Basement Dev

Unfinished

Tot Flr AG SqM

102.08

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Regency Park! This bright and welcoming 1,100 sq ft condo offers 3 bedrooms, 3 bathrooms and plenty of updates throughout. The sunny kitchen is filled with natural light and features custom open shelving for a touch of character. Fresh paint, new flooring and new windows make the home feel clean and move-in ready. The plumbing has also been updated with no Poly B, offering added peace of mind for the next owner. Step outside to a lovely patio surrounded by established plants and shrubs, with the added bonus of backing onto a field and school grounds. Downstairs, the unfinished basement offers tons of potential, with roughed-in plumbing and custom-built shelving already in place. A driveway extension adds extra functionality to this comfortable, well-cared-for home with room to grow.

Directions

Living Room	4.62 x 3.07	M	Bedroom 3	3.52 x 2.53	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.12 x 2.83	M	Bedroom 4			1	2	U	Yes	Main	52.59	566.08
Kitchen	3.65 x 2.83	M				2	4	U	No	Upper	49.49	532.71
Family Room						3	2	M	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd	50.58	544.44
Primary Bedrm	4.04 x 3.02	U				6				Tot Flr AG	102.08	1,098.79
Bedroom 2	2.86 x 2.86	U				7				# Finished	2	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Carpet, Linoleum, Vinyl Plank
Features Detectors Smoke, Hot Water Natural Gas, Parking-Visitor

Construction Wood Frame
Basement Full / Unfinished
Separate Ent No
2nd Suite No
Garage Suite No
Garden Suite No
Lot Shape
Lot Size SqM
Zoning
Tax Amount \$1,896.78 / 2025
Conform Type
Conform Year
Goods Excl

Permit By Seller No
Permit
Permit
Front Exposure North
F x D (m) x

Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Warranty

Fireplace No
FP Fuel
FP Type

Site Features Partially Landscaped, Schools, Shopping Nearby, Partially Fenced

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Single Garage Attached

Road Access Paved Driveway to House

Park Encl/Tot / **Garage Dim** 5.94 x 3.41

Condo Name Regency Heights II
Condo Fee \$422.52 **Fee Schedule** Monthly
Fee Includes Exterior Maintenance, Professional Management, Reserve Fund Contribution, Land/Snow Removal Common

Floor Location
#Floors in Build
Balcony/Terrace
Titled Storage No
Parking Type N/A
Unit Exposure

Floor#
Elevator
Min Age