



Sherwood ParkRegency Park (Sherwood Park)LP: \$335,900  
#16 15 Ritchie WYT8A 5T3SP: 

Listing ID #E4504926

Building TypeTownhouse

Style2 Storey

Year Built1993

Full Baths1

Half Baths2

Total Baths1.2

Tot Flr AG SqFt1,098.79

Sold Date

Bedrooms Above3

Bedrooms Total3

BasementFull

Basement DevUnfinished

Tot Flr AG SqM102.08

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                                                                                                         | Construction  | Wood Frame           |
| Heat Type     | Forced Air-1                                                                                                        | Basement      | Full / Unfinished    |
| Foundation    | Concrete                                                                                                            | Separate Ent  | No                   |
| Roof Type     | Asphalt Shingles                                                                                                    | 2nd Suite     | No                   |
| Exterior      | Vinyl                                                                                                               | Garage Suite  | No                   |
| Flooring      | Carpet, Linoleum, Vinyl Plank                                                                                       | Garden Suite  | No                   |
| Features      | Detectors Smoke, Hot Water Natural Gas, Parking-Visitor                                                             | Lot Shape     | Permit By Seller No  |
|               |                                                                                                                     | Lot Size SqM  | Permit               |
|               |                                                                                                                     | Zoning        | Permit               |
|               |                                                                                                                     | Tax Amount    | Front Exposure North |
|               |                                                                                                                     | Conform Type  | F x D (m) x          |
|               |                                                                                                                     | Conform Year  |                      |
| Goods Incl    | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer | Goods Excl    |                      |
|               |                                                                                                                     | Warranty      |                      |
|               |                                                                                                                     | Fireplace     | No                   |
|               |                                                                                                                     | FP Fuel       |                      |
|               |                                                                                                                     | FP Type       |                      |
|               |                                                                                                                     | HOA Y/N       | No                   |
|               |                                                                                                                     | HOA Fee/Schd  | /                    |
|               |                                                                                                                     | HOA Fee Incls |                      |
| Site Features | Partially Landscaped, Schools, Shopping Nearby, Partially Fenced                                                    |               |                      |
| 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                                                                                 | Floor Location   |     | Floor#     |             |
| Condo Fee    | \$422.52                                                                                           | #Floors in Build |     | Elevator   |             |
| Fee Includes | Exterior Maintenance, Professional Management, Reserve Fund Contribution, Land/Snow Removal Common | Balcony/Terrace  |     | Min Age    |             |
|              |                                                                                                    | Titled Storage   | No  |            |             |
|              |                                                                                                    | Parking Type     | N/A |            |             |
|              |                                                                                                    | Unit Exposure    |     |            |             |