

\$309,900 - 23 15 Ritchie Way, Sherwood Park

MLS® #E4462423

\$309,900

3 Bedroom, 3.00 Bathroom, 1,209 sqft

Condo / Townhouse on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

Welcome to this half duplex with a fully finished basement in Regency Park with 3 bedrooms and 4 bathrooms with an SINGLE ATTACHED GARAGE! Stepping in the front door you have a open living room with tons of natural light, a dining room with access to the shared backyard w/ private divider, and a spacious kitchen with S/S appliances, lots of cabinet space and access to 3 pantries. Wrapping up the main floor is a 2 pc bathroom and walk-in front closet. Upstairs is the primary bedroom with a 2 pc ensuite and walk-in closet. Down the hall is 2 more spacious bedrooms and a shared 4 pc bathroom. In the fully finished basement is a rec room with a gas fireplace, a 4 pc bathroom, laundry room and utility room. All maintenance is covered in this professionally managed condo with condo fees of \$410.22, a single car attached garage & a front driveway! Located mins away from shopping, schools, and walking trails, this home is move-in ready to enjoy! Don't miss this one.

Built in 1993

Essential Information

MLS® # E4462423

Price \$309,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,209
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	23 15 Ritchie Way
Area	Sherwood Park
Subdivision	Regency Park (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5T3

Amenities

Amenities	Parking-Visitor
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brentwood Elementary
Middle	F.R. Haythorne Jr High
High	Bev Facey High School

Additional Information

Date Listed	October 16th, 2025
Days on Market	7
Zoning	Zone 25
Condo Fee	\$410

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 10:47am MDT