

\$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
-------------	----------------------

Days on Market	9
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 1st, 2025 at 1:17am MDT