

## **\$779,900 - 55 Ridgeland Point(e), Sherwood Park**

MLS® #E4450132

**\$779,900**

5 Bedroom, 3.50 Bathroom, 2,245 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

Welcome to this STUNNING 2,245 SQ.FT. HOME in THE RIDGE, SHERWOOD PARK! Situated on an ALMOST 7,000 SQ.FT. LOT in a FAMILY-FRIENDLY CUL-DE-SAC and BACKING ONTO TRANQUIL GREEN SPACE, this 5 BED, 3.5 BATH gem offers 4 LARGE BEDROOMS UPSTAIRS, a FULLY FINISHED BASEMENT, and HARDWOOD FLOORING THROUGHOUT the MAIN & SECOND FLOORS. Enjoy an ABUNDANCE OF WINDOWS for NATURAL LIGHT, a BRIGHT OPEN-CONCEPT LAYOUT, and a MASSIVE BACKYARD complete with DECK and HOT TUB. RECENT UPGRADES include \$22,000 SPENT ON LANDSCAPING, UNDERGROUND SPRINKLER SYSTEM, TILED GARAGE FLOOR, BUILT-IN CENTRAL SPEAKERS, and CENTRAL A/C. The SPACIOUS KITCHEN opens seamlessly to the living and dining areas—perfect for ENTERTAINING or FAMILY LIVING. PRIME LOCATION: just 2 MINUTES to NEW SCHOOL, PARKS, SHOPPING, and EASY ACCESS to HIGHWAY 21 and ANTHONY HENDAY. This HOME offers the PERFECT COMBINATION of LUXURY, COMFORT & CONVENIENCE in one of SHERWOOD PARK'S MOST DESIRABLE COMMUNITIES! HEATED GARAGE!! SOME OF THE PICTURES ARE VIRTUALLY STAGED.



Built in 2005

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450132               |
| Price          | \$779,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,245                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 55 Ridgeland Point(e)     |
| Area        | Sherwood Park             |
| Subdivision | The Ridge (Sherwood Park) |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8A 6N5                   |

## Amenities

|                |                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                                                                    |
| Parking        | Double Garage Attached                                                                                                                                                                                               |

## Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |

|              |                |
|--------------|----------------|
| Stories      | 2              |
| Has Basement | Yes            |
| Basement     | Full, Finished |

### **Exterior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 25         |

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 July 30th, 2025 at 10:03am MDT