



**Sherwood Park 25 The Ridge**  
**210 RIDGEBROOK RD**

**LP: \$574,000**

**SP:**



**ACTIVE**

**List ID #:** E4255389      **Type:** Detached Single Family  
**DOM:** 20      **Style:** Bungalow  
**Rms Abv Gd:** 6      **Year Blt:** 2007  
**Bedrms:** **Above:** 3      **Ttl:** 5      **Basement:** Full  
**Baths:** 3 / 0      **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,364.98      **Total Flr (M):** 126.81

Welcome home to this beautiful bungalow build by Ironwood in The Ridge what a gem of a neighborhood here in Sherwood park full of walking trails and green spaces. The home sits on an oversized lot 530.34 sq meters to be exact pie in shape with west facing exposure with composite decking, Hot tub, fenced dog run and lots of space. Inside you will find a total of 5 bedrooms and 3 full bathrooms, the open concept living area features 9 foot ceilings, central Vac, upgraded cabinets, corner pantry, granite counters, 3D wall art, walk in pantry, upstairs laundry room(with doors), new flooring/baseboards and fresh paint. In the lower living area there is a good sized wet bar, over sized windows, 2 bedrooms (one currently used as gym), gas fire place, 9 foot ceilings, A/C and grade level windows to allow for all the natural light to flood in all this topped off with over sized double attached garage 24 x 20 , 16x 8 over head door with Hot and cold tap!!

**Directions:**

**Virtual Tour:** <https://vimeo.com/577721417>

**Brochure:** <http://www.210-RidgebrookRoad.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30 day neg	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	0	0	2	0	0	<b>Occupancy:</b> Seller		<b>Main:</b>		
<b>Ensuite</b>		0	1	0	0	0			<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b> 2					<b>Garage Dim:</b> 24 x 20		<b>AbGd:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Elem Schl:</b>		<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>		<b>BIGd:</b>		
<b>Parking:</b>	Double Garage Attached, Over Sized							<b>High Schl:</b>	<b>Total A.G.</b>	126.81	1,364.98

<b>Living Rm:</b>	M	<b>Master Bdrm:</b>	M
<b>Dining Rm:</b>	M	<b>Bedrm 2:</b>	M
<b>Kitchen:</b>	M	<b>Bedrm 3:</b>	M
<b>Family Rm:</b>	L	<b>Bedrm 4:</b>	L
<b>Den:</b>		<b>Bedroom</b>	L
<b>Bonus Rm</b>			

**Flooring:** Laminate Flooring      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-2  
**Roof:** Asphalt Shingles      **Heat Fuel:**  
**Exterior:** Stone, Vinyl      **Remodel:** Kitchen  
**Site Infl:** Fenced, Flat Site, Playground Nearby, Private Setting, Schools, Shopping Nearby      **Amen/Features:** Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Hot Tub, Laundry-Same Floor, Parking-Extra

**Goods Incl:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer,      **Restrict:** None Known

**Warranty:**      **Goods Excl:**  
**Front Expos:** West      **Condo/HOA:**      **Condo:**      **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** 2 / 4 /

<b>Lot Sq (M):</b> 530.00	<b>Lot Dimen:</b>
<b>Frontage (M):</b>	<b>Lot Shape:</b> Pie Shaped
<b>Depth (M):</b>	<b>Zoning:</b>
<b>Conform:</b> <b>/Yr:</b>	<b>Front Expos:</b> West
<b>Taxes:</b> \$3,561.20 <b>Tax Yr:</b> 2020	<b>Local Improv:</b> <b>/Yr:</b>