

## **\$349,900 - 614 Woodbridge Way, Sherwood Park**

MLS® #E4460910

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,853 sqft

Condo / Townhouse on 0.00 Acres

Woodbridge Farms, Sherwood Park, AB

Welcome home to this Woodbridge Farms established executive lifestyle townhome. This tastefully upgraded end unit is spacious, bright and super convenient in the heart of the Park close to shopping, schools and transportation, trails and greenspace. Large eat-in kitchen with tons of storage, dining area with sunken family room (9ft ceilings). Windows galore! Primary bedroom has a double closet, private 4 piece bathroom and patio with west facing exposure. Two additional HUGE bedrooms plus 4 piece bathroom with jetted tub. Ample storage in the basement with fully finished flex room plus laundry. Single attached garage with new insulated door. Private outside living area with natural gas hookup and freshly painted deck. Private pickleball/tennis courts for these summer days! Additional parking stall assigned to unit in visitor parking block for convenience. Water, sewer and exterior maintenance included in condo fee.

Built in 1979

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4460910  |
| Price      | \$349,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,853             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 614 Woodbridge Way |
| Area        | Sherwood Park      |
| Subdivision | Woodbridge Farms   |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 4E4            |

### Amenities

|                |                                                                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Visitor, Patio, Tennis Courts, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                     |
| Parking        | Single Garage Attached, Stall                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                   |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                             |
| Exterior Features | Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 25           |
| Condo Fee      | \$620             |

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Listing information last updated on October 16th, 2025 at 11:32am MDT