

## \$275,000 - 212 Woodbridge Way, Sherwood Park

MLS® #E4436810

**\$275,000**

4 Bedroom, 2.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Woodbridge Farms, Sherwood Park, AB

Welcome to this charming 4-bedroom bi-level townhouse in Woodbridge Farms—an inviting, family-friendly community surrounded by parks, trails & a picturesque lake, perfect for year-round recreation. This bi-level design offers a more open layout all on 1 floor with fewer stairs, a larger basement & big windows that bring in loads of natural light—adding to the spacious feel of 1,650 sq ft of total living space. The freshly painted, carpet-free main floor features a modern kitchen with stainless steel appliances that flows into the dining area and bright living room. Two spacious bedrooms & a stylish 4-piece bath with soaker tub complete the main level. Downstairs, you’ll find two more bedrooms, another full bath, a large rec room & a utility/laundry room with plenty of storage. Step outside to a private, fenced patio with a brand-new deck backing onto green space. Enjoy an energized parking stall right at your door, plus a 2nd stall available to rent. Well-managed complex with many recent exterior upgrades.

Built in 1978

### Essential Information

MLS® # E4436810

Price \$275,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	212 Woodbridge Way
Area	Sherwood Park
Subdivision	Woodbridge Farms
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3Y3

### **Amenities**

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	1
Parking	Stall, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                21  
Zoning                              Zone 25  
Condo Fee                        \$364

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