

## \$485,000 - 61 Woodbine Road, Sherwood Park

MLS® #E4435165

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Woodbridge Farms, Sherwood Park, AB

Located on a quiet residential street in the desirable neighborhood of Woodbridge Farms, this very well maintained 1040 Sq Ft Bi-Level is sure to impress. The main floor features 2 bedrooms, a large living room, 4 piece bath (with heated floors), and a nice sized kitchen with plenty of counter space. The kitchen includes all stainless steel appliances, tile backsplash, custom cabinets, and new granite countertops. The basement has a large family room, 2 more bedrooms, laundry room, and a 3 piece bath. New garden doors in the master bedroom gives you access to the back deck and well kept backyard. The newly built oversized double detached garage is 22x24, and offers tons of space for parking and storage. Recent upgrades include low E windows & doors, HWT (2020), new blinds, washer/dryer, and stove. Within walking distance to schools, shopping, restaurants, parks and playgrounds, this home is in an ideal location and priced to sell.

Built in 1979

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435165  |
| Price     | \$485,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 61 Woodbine Road |
| Area        | Sherwood Park    |
| Subdivision | Woodbridge Farms |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 4A7          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, No Animal Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Over Sized                                  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      12  
Zoning                 Zone 25

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