

## \$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

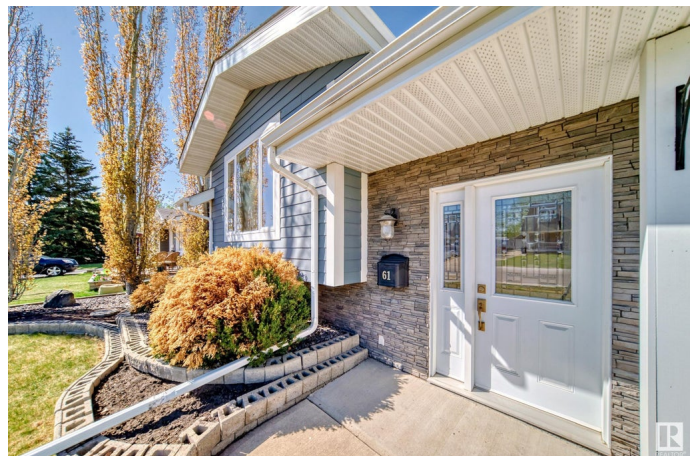
Woodbridge Farms, Sherwood Park, AB

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       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 May 9th, 2025 at 1:02pm MDT