

## \$240,000 - 222 Woodbridge Way, Sherwood Park

MLS® #E4463790

**\$240,000**

3 Bedroom, 1.00 Bathroom, 1,071 sqft  
Condo / Townhouse on 0.00 Acres

Woodbridge Farms, Sherwood Park, AB

Welcome to this charming townhouse nestled in the heart of Woodbridge Farms! Step inside to a bright, open main floor featuring a spacious living room filled with natural light, a cozy dining area, and a functional kitchen, perfect for family meals or entertaining friends. Upstairs you'll find three comfortable bedrooms, including a generous primary suite with great closet space, plus a full 4-piece bathroom. The fully finished basement expands your living area with a large rec room, dedicated laundry space, and plenty of storage options. Step outside to enjoy your private deck ideal for summer BBQs or relaxing with a morning coffee, surrounded by mature trees and a peaceful setting. Located in the desirable Woodbridge Farms community, you're just steps from parks, playgrounds, schools, and scenic walking paths, with easy access to shopping and transit. A wonderful blend of comfort, convenience, and location, perfect for first-time buyers, downsizers, or investors alike.

Built in 1978

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463790  |
| Price    | \$240,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,071             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 222 Woodbridge Way |
| Area        | Sherwood Park      |
| Subdivision | Woodbridge Farms   |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 3Y3            |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Deck, Detectors Smoke |
| Parking   | Stall                 |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stucco                                                                           |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$329              |

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Listing information last updated on November 6th, 2025 at 7:02am MST