

## \$525,111 - 735 Wells Point Lane, Sherwood Park

MLS® #E4465573

### \$525,111

4 Bedroom, 2.50 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Woodbridge Farms, Sherwood Park, AB

**PRICED TO SELL!** If cookie cutter isn't for you, Discover this exceptional value in Woodbridge Farms! Updated 2 storey home on a mature, treed pie lot located on a cul-de-sac offers over 2000 sq. ft. of stylish, unique living space, featuring 3 bedrooms plus den/office up and 2.5 baths. Recent renovations showcase newer flooring, trim, doors, fresh paint, a stunning custom kitchen with premium finishes, ample storage, and abundant natural light. The incredible primary suite is a true retreat with a luxurious ensuite shower featuring a custom tiled double walk-in shower, while two additional bedrooms and a bright den/4th bedroom provide flexibility for family or work-from-home living. Enjoy a private balcony off the second bedroom, a spacious living room, and a formal dining area anchored by a two-sided tile-surround fireplace—perfect for cozy winter evenings. Additional highlights include main floor laundry and mudroom, unspoiled basement & double attached insulated garage.

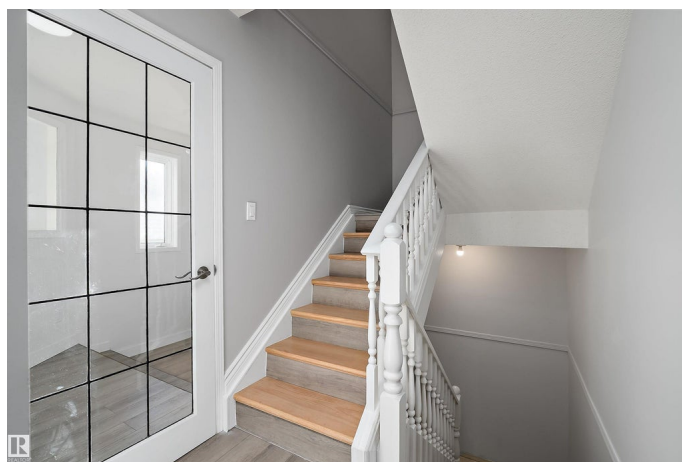
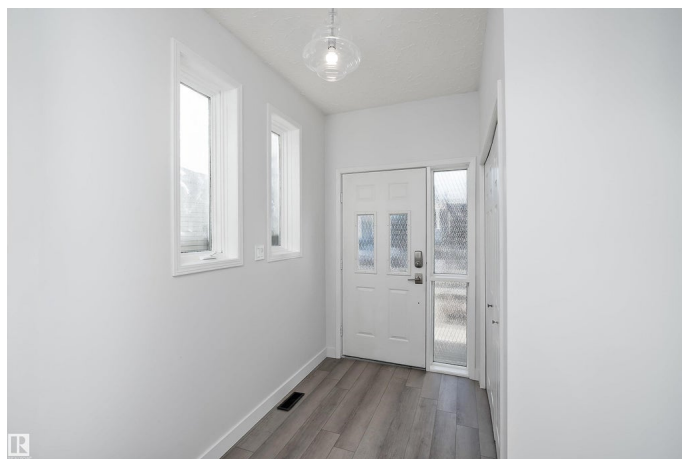
Built in 1985

### Essential Information

MLS® # E4465573

Price \$525,111

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,011                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 735 Wells Point Lane |
| Area        | Sherwood Park        |
| Subdivision | Woodbridge Farms     |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 4H8              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | See Remarks                                   |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Insulated, Over Sized |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 13th, 2025

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 November 13th, 2025 at 11:47am MST