

## **\$499,900 - 288 Regency Drive, Sherwood Park**

MLS® #E4454737

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

This beautifully maintained bungalow is tucked into a quiet cul-de-sac on a large 512.5m<sup>2</sup> lot, offering 4 bedrooms and 3 baths. A welcoming front porch with durable dura deck covering sets the tone. Inside, the home features vaulted ceilings, a skylight in the foyer, laminate flooring, and a cozy living room with fireplace. The spacious kitchen boasts ample cabinetry and counter space, plus a bright bay-windowed eating nook overlooking the deck and backyard. The king-sized primary suite offers a walk-in closet and 3pc ensuite, while the second main floor bedroom is equally generous. Convenient main floor laundry completes the level. The fully finished basement is perfect for family living, featuring a huge rec room with built-in cabinets, 2 additional bedrooms (one with a large closet and wired for sound—ideal for a teen), a 4pc bath, and plenty of storage space. The landscaped yard includes a shed with power, garden area, and large deck. This home shows true pride of ownership.

Built in 1992

### **Essential Information**

MLS® # E4454737

Price \$499,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,233
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	288 Regency Drive
Area	Sherwood Park
Subdivision	Regency Park (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5P4

### Amenities

Amenities	Deck, Skylight, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	BRENTWOOD
Middle	F R HAYTHORNE
High	BEV FACEY COMP

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 25

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