

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

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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 | 16                |
| Zoning         | Zone 25           |

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