

## \$945,707 - 485 Regency Drive, Sherwood Park

MLS® #E4434747

**\$945,707**

4 Bedroom, 3.00 Bathroom, 2,017 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

RARE FIND! This Salvi built bungalow is situated on a MASSIVE LOT in a cul-de-sac offering a FULLY FINISHED basement and a TRIPLE ATTACHED GARAGE!!! Awesome SOUTH FACING BACKYARD with huge deck & a huge shed too! Open floor plan with 4000 square feet of total living space! Big entry way & hardwood floors. Large living room with heated slate floors & gas fireplace. Beautiful kitchen with an abundance of cabinets, Granite & heated floors. Primary Bedroom with walk-in closet & GORGEOUS NEW ENSUITE (heated floors). Second bedroom & 4 piece bathroom (heated floors). Mud room/laundry area. UPDATED basement with a huge family room plus rec room area, vinyl plank flooring, flex room, 2 bedrooms, BEAUTIFUL 4 piece bathroom with sauna, utility & storage space. Cedar shakes are approximately 10 years old. HUGE driveway! Excellent location, only steps to the park, walking trails, and super close to shopping, transit and great amenities. Immediate possession is available! Visit REALTOR® website for more information.

Built in 1993

### Essential Information

MLS® # E4434747

Price \$945,707



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,017
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	485 Regency Drive
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5N1

### Amenities

Amenities	Deck
Parking	Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Storage Shed, Stove-Countertop Gas, Vacuum Systems, Window Coverings, Refrigerators-Two, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

	Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	6
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 12th, 2025 at 6:02am MDT