

Courtesy Of Tyler J Ellis Of Real Broker

## \$429,900 - 202 Regency Drive, Sherwood Park

MLS® #E4431956

**\$429,900**

5 Bedroom, 3.00 Bathroom, 1,208 sqft  
Single Family on 0.00 Acres

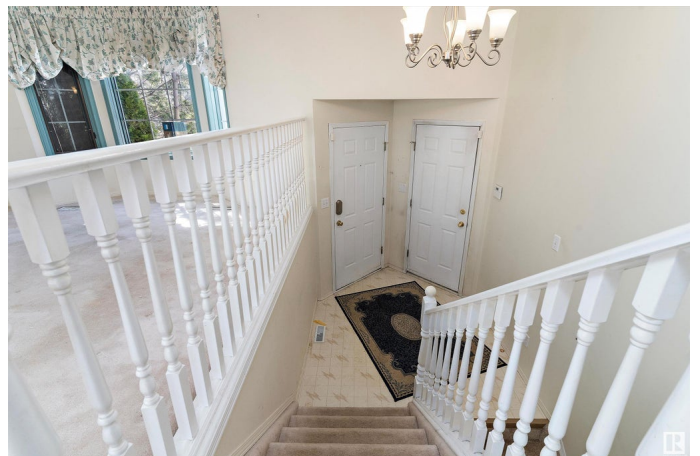
Regency Park (Sherwood Park), Sherwood Park, AB

Welcome to this charming and spacious bi-level home located in the desirable neighbourhood of Regency Park! As you head up the first set of stairs, youâ€™re greeted by a bright and open living room that flows seamlessly into the kitchen and dining area. Perfect for family gatherings or entertaining guests. The main level also features a full bathroom and three comfortable bedrooms, including the master bedroom complete with its own private ensuite. Downstairs, the lower level offers even more space with two additional bedrooms, a second full bathroom, and a laundry room. Youâ€™ll also find a massive open recreation area with a cozy gas fireplace, ideal for movie nights or a playroom setup. Step outside to enjoy a private yard that is fully fenced with a deck, great for summer BBQs and outdoor relaxation. Located steps way from McPherson park and plenty of walking trails, plus easy access to Wye Road, shopping, schools, and more. This home offers incredible potential for growing families or investors!

Built in 1992

### Essential Information

MLS® #	E4431956
Price	\$429,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	202 Regency Drive
Area	Sherwood Park
Subdivision	Regency Park (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5P4

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 21st, 2025

Days on Market      3

Zoning                 Zone 25

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Listing information last updated on April 24th, 2025 at 2:32pm MDT