

## \$899,000 - 485 Regency Drive, Sherwood Park

MLS® #E4445293

**\$899,000**

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® # E4445293

Price \$899,000



|                |                        |
|----------------|------------------------|
| 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    | July 2nd, 2025 |
| Days on Market | 79             |
| Zoning         | Zone 25        |

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Listing information last updated on September 19th, 2025 at 9:32am MDT