

## \$484,900 - 259 Regency Drive, Sherwood Park

MLS® #E4456156

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Regency Park (Sherwood Park), Sherwood Park, AB

This beautifully updated bungalow in Regency Park offers 4 bedrooms, 3 baths, AC, and an unbeatable location just steps from parks, trails, schools, and shopping. New vinyl plank flooring welcomes you into the bright living and dining room, filled with natural light from the bay window and anchored by a cozy fireplace. The kitchen features plenty of cabinets, a pantry, and a peninsula island overlooking the breakfast nook. The king-sized primary suite includes a walk-in closet and 3pc ensuite, while 2 additional bedrooms and a 4pc bath complete the main floor. Youâ€™ll LOVE the newly developed basement with a spacious rec room, 4th bedroom, 3pc bath, and ample storage. Enjoy the fully fenced, beautifully landscaped yard with deck and patio, surrounded by mature trees. Steps to FR Haythorne, Bev Facey, Strathcona Athletic Park, and endless trailsâ€”this is the perfect family home! A/C (2021) FURNACE (2025) Roof (2018) Sump pump (2023).

Built in 1992

### Essential Information

MLS® # E4456156

Price \$484,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,260                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 259 Regency Drive            |
| Area        | Sherwood Park                |
| Subdivision | Regency Park (Sherwood Park) |
| City        | Sherwood Park                |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T8A 5P4                      |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| 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 | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 18                  |
| Zoning         | Zone 25             |

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Listing information last updated on September 23rd, 2025 at 2:47am MDT