

## \$700,000 - 8 Regal Way, Sherwood Park

MLS® #E4454058

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,499 sqft

Single Family on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park, AB

Located in desirable The Ridge, this fully finished bungalow offers over 2900 sq ft of living space, a heated double attached garage, and central A/C. Backing directly onto a massive park and close to walking trails, it boasts an ideal setting. The spacious kitchen with island opens to a bright nook, while a formal dining room sits opposite. The large primary retreat includes a 4pc ensuite, plus a generous second bedroom, 3pc bath, and main floor laundry. Outside, enjoy a low-maintenance backyard oasis with a two-tier cedar deck, fire pit, water feature, and small garden easily converted to sod. The finished basement with big windows is designed for entertaining with a huge rec room, pool table, wet bar, two additional bedrooms, full bath, and ample storage. Upgrades include cedar shake roof (2007), triple pane windows on the main floor, HWT (2023), and Pex plumbing (2024).

Built in 1993

### Essential Information

MLS® #	E4454058
Price	\$700,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,499
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8 Regal Way
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5N1

### **Amenities**

Amenities	Air Conditioner, Fire Pit, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, 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	Backs Onto Park/Trees, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 25

Zoning Zone 25

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