

## \$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                14

Zoning                            Zone 25

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Listing information last updated on September 4th, 2025 at 12:48pm MDT