

## \$569,900 - 3 700 Regency Drive, Sherwood Park

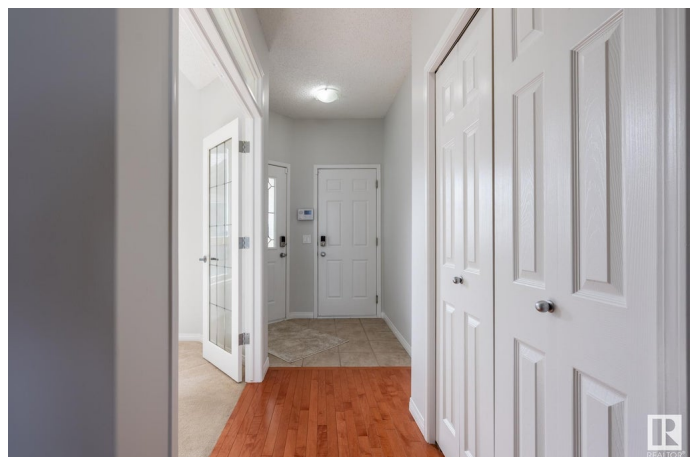
MLS® #E4424057

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft  
Condo / Townhouse on 0.00 Acres

The Ridge (Sherwood Park), Sherwood Park,  
AB

Beautiful 1400 sq ft adult living bungalow half duplex with fully developed basement, air conditioning and double attached garage. Main floor is freshly painted and basement was renovated in 2019. Den located off the front entry with double doors. Hardwood flooring through the great room, kitchen and eating area. Large kitchen with island, eating bar, pantry, newer fridge and brand new microwave/hood fan. Spacious great room features high coffered ceilings and gas fireplace. Stunning deck off the eating area has gas for BBQ and lots of room for entertaining. King size primary bedroom with double sinks, oversized shower, walk in closet and laundry. Another full bath on the main level. The basement development includes a wet bar with mini fridge, second gas fireplace and room for a pool table. Third full bathroom with 2 additional bedrooms and good storage. The double attached garage is 22 x 20. Located close to park with pond, walking paths and easy access out to Wye Road and Hwy 21.



Built in 2004

### Essential Information

MLS® #	E4424057
Price	\$569,900

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	3 700 Regency Drive
Area	Sherwood Park
Subdivision	The Ridge (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6N3

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Front Porch, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Park/Reserve, Playground

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	30
Zoning	Zone 25
Condo Fee	\$460

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Listing information last updated on April 3rd, 2025 at 7:17am MDT