



## Sherwood Park Alberta

\$460,000

Welcome to Regency Park, where this warm and inviting home sits tucked into a large pie lot just moments from schools, amenities, Ball Lake, parks, and walking trails. From the moment you walk in, the soaring ceilings in the living room create a feeling of warmth and openness that instantly feels like home. The dining area beside the kitchen is centered around a cozy fireplace, making it the perfect place to gather for holidays, quiet evenings, and everything in between. Just off the kitchen, the bright dining nook overlooks the backyard and is the kind of space where mornings feel slower and conversations last longer. The main floor also offers laundry, a full 4 piece bath, and the convenience of a double attached garage. Upstairs features 3 spacious bedrooms and another full bath, while the basement adds 2 more bedrooms and plenty of storage. Outside, the huge backyard offers room to relax, entertain, and create memories for years to come. (id:6769)

Bedroom 4 14'3 x 15'9

Bedroom 5 13'2 x 13'7

Storage Measurements not available

Living room 13'7 x 20'6

Dining room 15'11 x 11'5

Kitchen 14'6 x 10'8

Laundry room Measurements not available

Primary Bedroom 15'6 x 11'9

Bedroom 2 10'5 x 8'8

Bedroom 3 11'2 x 8'11

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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