

## \$449,000 - 7 Poinciana Court, Sherwood Park

MLS® #E4446732

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,186 sqft

Single Family on 0.00 Acres

Maplewood (Sherwood Park), Sherwood Park,  
AB

**BACKS ONTO PARK & Brentwood**

Elementary School - making this the ultimate family home & ideal for entertaining inside & out! This 1,185 SqFt Bungalow is located on a quiet cul-de-sac & has it all - 4 Bedrms; 2.5 Bathrms; a Fully Finished Basement; Single Attached Garage & Upgrades. The Main floor begins with the spacious Living Rm that leads into the Dining area & Kitchen where you will find plenty of cabinets & countertops. The 3 Bedrms up include a large Primary Rm that boasts its own 1/2 Bath Ensuite. The Basement has a separate entrance giving you great potential for a suite. The Family Rm is huge as is the 4th Bedrm which is conveniently being used as an in-home office area. There is a Flex Rm that can be utilized as a Den or Playrm. The Full Bathroom & Storage round out this floor. The Backyard is amazing - so private with many mature trees (& fruit trees); raised garden beds & a patio. Upgrades include: New Shingles (2017); New Eaves (2022); Some New Windows & HWT (2012). Don't miss this opportunity

Built in 1972

### Essential Information

MLS® # E4446732

Price \$449,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,186
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7 Poinciana Court
Area	Sherwood Park
Subdivision	Maplewood (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3J7

### Amenities

Amenities	Patio, See Remarks
Parking Spaces	3
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs   Onto   Park/Trees,   Cul-De-Sac,   Fenced,   Fruit   Trees/Shrubs,

Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	6
Zoning	Zone 25

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