

## \$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 | 8              |
| Zoning         | Zone 25        |

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Listing information last updated on July 17th, 2025 at 12:32pm MDT