

## \$524,998 - 44 Highcliff Road, Sherwood Park

MLS® #E4442483

**\$524,998**

4 Bedroom, 2.50 Bathroom, 2,069 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Located in the beautiful community of Heritage Hills, this home sits on a large, private lot at the end of a quiet cul-de-sac – an excellent opportunity for someone ready to make a place their own, with solid bones and plenty of potential. The main floor features a bright front living room with massive windows, a kitchen equipped with stainless steel appliances and ample cabinetry, and a family room with a wood-burning fireplace. A main floor bedroom, 2-piece bathroom, and laundry area complete this level. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite with a soaker tub, along with two additional bedrooms and another full bathroom. The backyard is a standout – mature trees surround the space, offering real privacy and room to create the outdoor setup you’ve been dreaming of. A double attached garage adds to the everyday ease, and the location keeps you close to schools, shopping, trails, and all the amenities Sherwood Park has to offer.

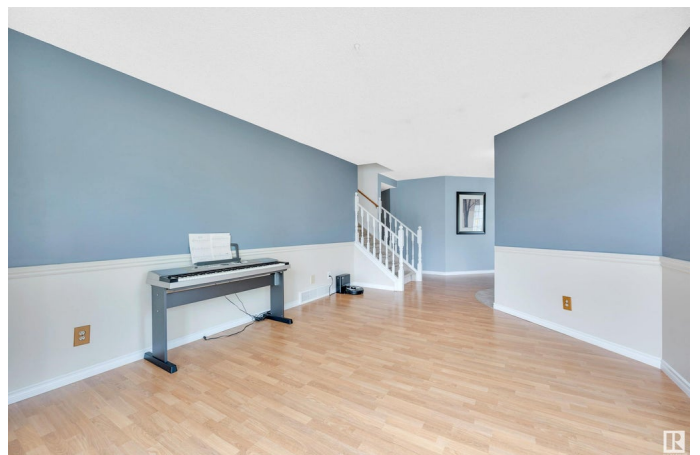
Built in 1989

### Essential Information

MLS® # E4442483

Price \$524,998

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,069
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	44 Highcliff Road
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5K9

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        3  
Zoning                    Zone 25

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