

## \$439,999 - 513 Alder Avenue, Sherwood Park

MLS® #E4444154

**\$439,999**

3 Bedroom, 2.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Maplewood (Sherwood Park), Sherwood Park, AB

Potential awaits! This well maintained, solid bungalow in the heart of Sherwood Park, offers many options for the new owners; investment purposes, downsizing, first time home buying etc. etc., the list is endless. One size fits most? How about all? Featuring beautiful hardwood floors, this 3 bed and 2.5 bath home is just missing you and your personal touch on this already great canvas. Also noteworthy, is the massive driveway that will provide numerous spots for guests. Do you like trendy hotspots, but still want to maintain a quiet vibe as well? Youâ€™re just minutes away from the many amenities that this community has to offer. Lastly, the crown jewel is a yard that is a private paradise just waiting for you to come and enjoy.

Built in 1972

### Essential Information

MLS® #	E4444154
Price	\$439,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,198
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	513 Alder Avenue
Area	Sherwood Park
Subdivision	Maplewood (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3J9

### **Amenities**

Amenities	Sunroom, Workshop
Parking Spaces	5
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Brentwood
Middle	Sherwood Heights
High	Salisbury Comp

**Additional Information**

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

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