

## \$498,500 - 61 Spruce Avenue, Sherwood Park

MLS® #E4456924

**\$498,500**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Welcome to this well-maintained bi-level in the heart of Sherwood Heights, complete with a legal, permitted basement suite. The main level features an open-concept kitchen and living area, a renovated 3 pce bath (2019), and a large primary bdrm with sliding doors to the back deck, and a 2nd spacious bdrm. The lower level offers a 4 pce bath, large bdrm, second kitchen, and separate laundry, perfect for extended family or rental income. Off the rec room, a bright sunroom provides additional living space and access to the attached garage. Each suite has its own washer/dryer and heating (upstairs gas, downstairs electric). Major updates include: New eavestrough (2024), siding & brick (2021), tankless water heater (2020), Lorex camera system (2020), new front windows with transferrable warranty (2023), upstairs appliances (2019), and downstairs fridge & dryer (2024). Roofs: house (15 yrs), garage (10 yrs). RV parking with 30-amp service completes this move-in ready property with excellent income potential!

Built in 1959

### Essential Information

MLS® # E4456924

Price \$498,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 61 Spruce Avenue |
| Area        | Sherwood Park    |
| Subdivision | Sherwood Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2B7          |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | See Remarks                            |
| Parking   | Single Carport, Single Garage Attached |

### Interior

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Electric, Natural Gas                                                                                                                                      |
| Stories      | 2                                                                                                                                                                        |
| Has Suite    | Yes                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stone, Vinyl                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 9th, 2025

Days on Market                6

Zoning                              Zone 25

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Listing information last updated on September 15th, 2025 at 3:48pm MDT