

\$600,000 - 1 Highgrove Crescent, Sherwood Park

MLS® #E4463043

\$600,000

3 Bedroom, 2.50 Bathroom, 2,157 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

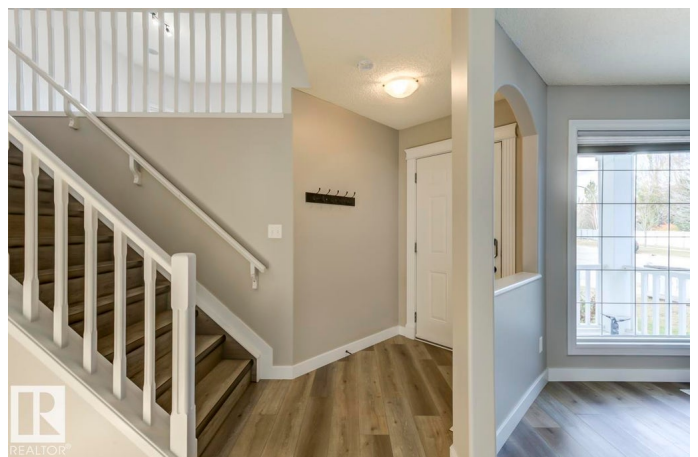
Move In Now! This 2-Storey 3-bed home is within walking distance to Heritage Hills Elementary School. Upon entry, find your office/den/formal dining. The kitchen has a large centre island with storage, S/S appliances, corner pantry and white cabinetry. The living room with a gas F/P and an open concept layout is perfect for entertaining. Out the patio door is the east facing back yard with low maintenance deck and privacy screen along with a storage shed. The main floor is complete with a 2pc bath and large mud/laundry room off the dbl attached heated garage. Upstairs you'll find a massive bonus room with 9'™ ceiling, perfect for movie night. The primary bedroom will fit a king bed, and has a W/I closet & 4pc ensuite. Two more bedrooms and 4pc bath finish off this floor. The basement is partially finished, ready for your vision. Vinyl plank flooring throughout the home and windows everywhere make the home extremely bright, and fear not, it also has central A/C. Close to parks/school, shopping and transit.

Built in 2004

Essential Information

MLS® # E4463043

Price \$600,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,157
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1 Highgrove Crescent
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6J9

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 8:47pm MDT