

## \$574,900 - 23 Hanover Bay, Sherwood Park

MLS® #E4424660

### \$574,900

4 Bedroom, 3.50 Bathroom, 1,484 sqft  
Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This is a one of a kind custom built 4 level split with all levels immaculately finished with 4 bedrooms , 3.5 bathrooms and over 2700 sq ft of living space. Upgrades include custom oak cabinetry throughout, wood and laminate flooring , granite counters in the kitchen , renovated ensuite off the master, lighting, rock landscaping with mature trees and freshly painted inside. The main level boasts vaulted ceilings and the 3rd level has an amazing brick and marble wet bar and family room with cosy gas fireplace with brick surround. The yard is a private oasis with a concrete patio, retaining wall and shed. Located on a pie shaped lot, in a quiet crescent backing a path to the amazing wetlands in Heritage Hills and close to Highway 21 , Yellowhead and all Sherwood Park amenities. This is the perfect family home with the bonus of low taxes.



Built in 1993

### Essential Information

MLS® #	E4424660
Price	\$574,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,484

Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	23 Hanover Bay
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5R5

### **Amenities**

Amenities	Bar, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Plug-Ins, Wet Bar, Vacuum System-Roughed-In
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Wet Bar
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Heatilator/Fan
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

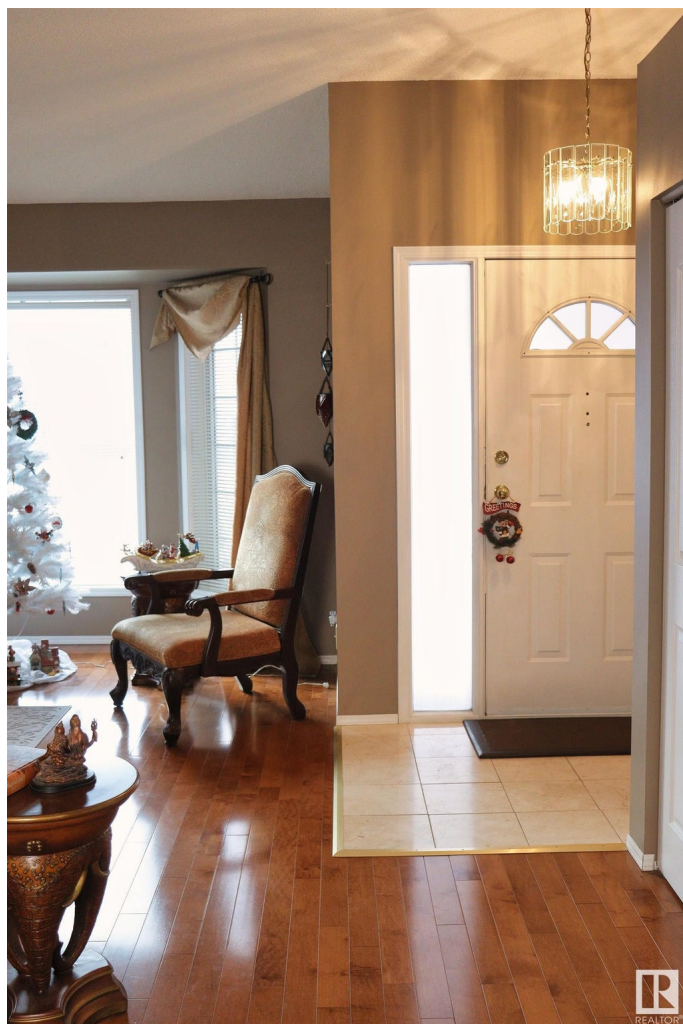
Foundation Concrete Perimeter

### Additional Information

Date Listed March 7th, 2025

Days on Market 32

Zoning Zone 25



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Listing information last updated on April 8th, 2025 at 4:17am MDT