

# **\$714,900 - 1 Highland Way, Sherwood Park**

MLS® #E4442086

**\$714,900**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Welcome to your dream home in the highly sought-after community of Heritage Hills! This stunning property sits on a massive pie-shaped corner lot, offering exceptional outdoor space and abundant extra parking. The heated triple attached garage adds convenience and comfort year-round. Step inside to a beautifully maintained main floor featuring a modern kitchen with stainless steel appliances, two spacious spare bedrooms, a 4pc bathroom, and a serene primary suite complete with a walk-in closet and 4pc ensuite. The bright, airy basement is made for entertaining, boasting oversized windows, a cozy 3-sided fireplace, an expansive rec room, a 4th bedroom, another full bathroom, and a laundry room straight out of a design magazine. Recent upgrades include triple pane windows, vinyl plank, toilets, shingles (2012), and the stylish kitchen remodel. This home truly offers the perfect blend of comfort, function, and curb appeal in a prime location. Donâ€™t miss your chance to call Heritage Hills home!

Built in 1993

## **Essential Information**

MLS® # E4442086

Price \$714,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,362
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	1 Highland Way
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5R6

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	26
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 July 8th, 2025 at 3:32am MDT