

\$350,000 - 23 Bethel Drive, Sherwood Park

MLS® #E4454064

\$350,000

3 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Strathcona Village, Sherwood Park, AB

Full of Potential! This 2-storey is the perfect starter home or investment property. Offering 3 bdrms, 2.5 baths & a functional layout, the main floor features a welcoming living room w/cozy wood-burning fireplace, an eat-in kitchen w/walk-in pantry, ample storage & access to the south-facing, fully fenced yard w/deck—ideal for BBQs, kids & pets.

Upstairs, 3 comfortable bedrooms provide space for the whole family, including a bright primary suite plus full bath. The lower level is partly finished, complete w/3-pc bath, storage/furnace room & versatile 4th bdrm or family room—ready for your finishing touches.

A double detached garage adds value & convenience. Best of all, this home is priced far below market, giving you the opportunity to choose your own paint, flooring & enjoy a brand-new roof. Located on a public transit route & close to schools, shopping & parks, this home combines practicality, potential & a location that works. So what are you waiting for? come take a peek & fall in love.

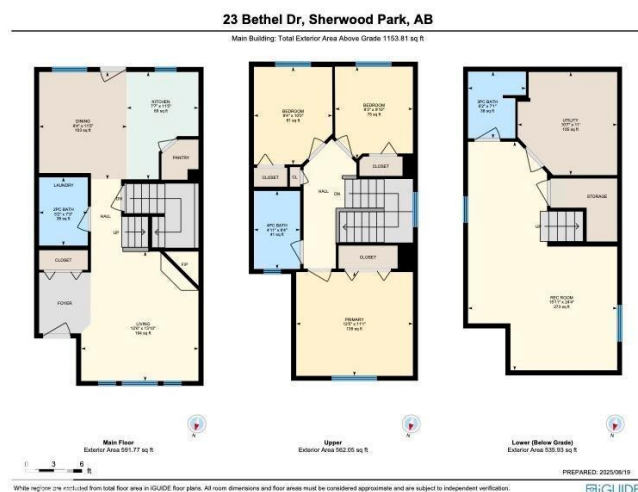
Built in 2001

Essential Information

MLS® # E4454064

Price \$350,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	23 Bethel Drive
Area	Sherwood Park
Subdivision	Strathcona Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2H1

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Madonna Catholic
Middle	Clover Bar
High	Archbishop Jordan

Additional Information

Date Listed	August 21st, 2025
Days on Market	3
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 August 24th, 2025 at 3:32am MDT