

## \$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            |

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Listing information last updated on October 23rd, 2025 at 12:18am MDT