

Courtesy Of Cheryl L Kurek Of NOW Real Estate Group

\$375,000 - 69 Heron Road, Sherwood Park

MLS® #E4427145

\$375,000

3 Bedroom, 2.00 Bathroom, 1,003 sqft
Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park,
AB

Amazing location across from trees and park!
This extensively renovated half duplex has received many quality upgrades over the years, inside and out! Gorgeous curb appeal with exposed aggregate sidewalk and driveway, beautiful perennials and updated siding, windows (2012) and shingles (2010). Step inside and enjoy the elegant kitchen (2010) with floor to ceiling cupboards, dinette, and stainless appliances (New d/w in 2024). All the flooring has been upgraded with new trim, and fresh paint throughout. Livingroom has a delightful bay window to take in the view. There are 3 bedrooms down the hall with SOLID CORE doors and newer windows (2005). Bath is updated and well-maintained. One of the bedrooms has stackable washer / dryer with option to take out to free up closet space. Downstairs there is an open rec room, 3 pc bath, full laundry and 2 potential BRs. There is a small workshop, newer furnace and HWT (2023) and electrical upgrades (2010). Private backyard with 2 storage sheds. Just perfect!

Built in 1979

Essential Information

MLS® #	E4427145
Price	\$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	69 Heron Road
Area	Sherwood Park
Subdivision	Brentwood (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0H1

Amenities

Amenities	On Street Parking, Air Conditioner, Front Porch, Smart/Program. Thermostat, Vinyl Windows
Parking	Front Drive Access, Parking Pad Cement/Paved

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Brentwood
Middle	Sherwood Heights
High	Sal Comp

Additional Information

Date Listed	March 24th, 2025
Days on Market	11
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 April 4th, 2025 at 9:17pm MDT