

## **\$625,000 - 368 Heritage Drive, Sherwood Park**

MLS® #E4447402

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,838 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Welcome home to this meticulously maintained beauty located on a quiet street in desirable Heritage Hills! You will be impressed as soon as you enter... the bright and airy feel of the vaulted ceilings, the abundance of natural light coming from every direction, and the neutral colour palette combined with the striking warm tones of the hardwood floors and cabinets. Walk out to the large composite deck to enjoy your morning coffee and family dinners or cuddle up and watch TV in the main floor family room. Upstairs has 3 good sized bedrooms and 2 bathrooms and the finished basement has a Rec room, the 4th bedroom, another bathroom with a large shower plus tons of storage. So Much to Love here... the oversized heated garage is over 25' deep (long enough for most club cabs), A/C (new June/25), BBQ gas line on the deck, underground sprinkler system, shingles replaced 2020, and main floor laundry (fold while watching TV). A short walk to the playground, dog park and Heritage Hills Elementary.

Built in 2000

### **Essential Information**

MLS® # E4447402

Price \$625,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	368 Heritage Drive
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6A3

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Heritage Hills/St. Nicolas
Middle	F R Haythorne/St. Theresa
High	Bev Facey/Archbishop Jordan

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 25

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