

## \$724,900 - 443 Heritage Drive, Sherwood Park

MLS® #E4434314

**\$724,900**

4 Bedroom, 3.50 Bathroom, 2,436 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This Spacious 2 stry home in Heritage Hills is nestled in one of the most desirable locations in Sherwood Park! Located on a pie shaped lot at the end of a cul-de-sac, The home is walking distance to Heritage Hills Elementary School and O.D.R as well as the off-leash dog park/walking trails. New roof in 2022 and A/C and new Furnace added in 2018, The home offers a flex room off the entrance as well as a formal dining room and Kitchen with eat up center island. Natural hardwood and Ceramic tile adorn the main floor and there's a gas fireplace in the living room for those cold winter nights. The Breakfast nook adjacent to the living room leads out to a large covered deck overlooking the spacious back yard complete with Pond feature, dog run, and outdoor pool which stays. Upstairs, you'll find 3 very large bedrooms with 2 Full baths and a huge bonus room and laundry as well. The FF basement adds another full bath, games room, rec room and 1 more bedroom. So much space for your growing family! View today!

Built in 2001

### Essential Information

MLS® # E4434314

Price \$724,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,436                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 443 Heritage Drive |
| Area        | Sherwood Park      |
| Subdivision | Heritage Hills     |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 6A4            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Has Pool       | Yes                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Pool-Above Ground, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Pool Equipment |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Heritage Hills |
|------------|----------------|

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 25       |

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Listing information last updated on May 4th, 2025 at 6:47am MDT