

## \$624,702 - 19 Hanover Bay, Sherwood Park

MLS® #E4461108

**\$624,702**

5 Bedroom, 3.50 Bathroom, 2,108 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

HUGE, SOUTH FACING YARD/NO NEIGHBOURS BEHIND...FULLY FINISHED BASEMENT...OVERSIZED 22x24 DOUBLE GARAGE..GORGEOUS BACK YARD/FIREPIT AREA...~!WELCOME HOME!~ Open concept main floor boasts kitchen, dining, family room, half bath and office/flex room (could be 6th bedroom) off of the family room. Family room has cozy fireplace with lots of built-ins. The second floor features a large primary bedroom with a 3 pc ensuite, 2 more large bedrooms and a 4 pc bathroom. FULLY FINISHED BASEMENT is the perfect entertaining space as well as for a growing family, with its two additional bedrooms and 3 pc bath! The recreation space offers two zones with wet bar, and media area and games space. The backyard is gorgeously landscaped, and is great for entertaining with huge deck, retaining wall and separate fire pit oasis! This property also includes a storage shed, raised garden beds, and an oversized garage. This home has everything you need PLUS, PLUS!! DESIRABLE HERITAGE HILLS - PERFECT LOCATION, PERFECT FAMILY HOME!

Built in 1994

### Essential Information

MLS® #

E4461108



|                |                        |
|----------------|------------------------|
| Price          | \$624,702              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,108                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 19 Hanover Bay |
| Area        | Sherwood Park  |
| Subdivision | Heritage Hills |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8A 5R5        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Fire Pit, Wet Bar, See Remarks |
| Parking   | Double Garage Attached, Over Sized   |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                  |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 25           |

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Listing information last updated on November 3rd, 2025 at 6:02pm MST