

## **\$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 | 25               |
| 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 18th, 2025 at 2:32pm MDT