

# \$724,900 - 1 Highland Way, Sherwood Park

MLS® #E4442086

**\$724,900**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Welcome to your dream home in the highly sought-after community of Heritage Hills! This stunning property sits on a massive pie-shaped corner lot, offering exceptional outdoor space and abundant extra parking. The heated triple attached garage adds convenience and comfort year-round. Step inside to a beautifully maintained main floor featuring a modern kitchen with stainless steel appliances, two spacious spare bedrooms, a 4pc bathroom, and a serene primary suite complete with a walk-in closet and 4pc ensuite. The bright, airy basement is made for entertaining, boasting oversized windows, a cozy 3-sided fireplace, an expansive rec room, a 4th bedroom, another full bathroom, and a laundry room straight out of a design magazine. Recent upgrades include triple pane windows, vinyl plank, toilets, shingles (2012), and the stylish kitchen remodel. This home truly offers the perfect blend of comfort, function, and curb appeal in a prime location. Donâ€™t miss your chance to call Heritage Hills home!

Built in 1993

## Essential Information

MLS® # E4442086

Price \$724,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,362                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1 Highland Way |
| Area        | Sherwood Park  |
| Subdivision | Heritage Hills |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8A 5R6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Fire Pit, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Three Sided   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 25         |

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Listing information last updated on June 16th, 2025 at 7:17am MDT