

Courtesy Of Kaitlyn A Gottlieb Of Real Broker

## \$525,000 - 269 Hawkview Crest, Sherwood Park

MLS® #E4451680

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,505 sqft  
Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Tucked into a quiet cul-de-sac in Heritage Hills, this lovingly maintained bungalow offers timeless charm, & room to grow. Inside, vaulted ceilings & large windows flood the open-concept living room with natural light, anchored by a gas fireplace. The bright kitchen features classic oak cabinetry, a centre island, & plenty of counter space, flowing effortlessly into a spacious breakfast nook. The large formal dining room is perfect for entertaining. Discover 2 generously sized bedrooms, including a primary retreat with a stylish 3-pc ensuite. The 2nd bedroom has direct access to the main 4-pc bath, making it ideal for guests or shared living. Downstairs, the fully finished utility & laundry rooms add convenience, while a large unspoiled area awaits your personal touch, think rec room, gym, or future bedrooms. A fully enclosed 3-season sunroom extends your living space, opening onto a sunny, south fenced backyard with raised garden beds & patio. Steps to parks, schools, & an off leash dog park.

Built in 1998

### Essential Information

MLS® #	E4451680
Price	\$525,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,505
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	269 Hawkview Crest
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5V6

### **Amenities**

Amenities	Off Street Parking, Patio, Sunroom, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Level Land, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public

Transportation, Schools, Shopping Nearby

Roof Cedar Shakes  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 7th, 2025  
Days on Market 25  
Zoning Zone 25

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