\$574,900 - 23 Hanover Bay, Sherwood Park

MLS® #E4424660

\$574,900

4 Bedroom, 3.50 Bathroom, 1,484 sqft Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This is a one of a kind custom built 4 level split with all levels immaculately finished with 4 bedrooms, 3.5 bathrooms and over 2700 sq ft of living space. Upgrades include custom oak cabinetry throughout, wood and laminate flooring, granite counters in the kitchen, renovated ensuite off the master, lighting, rock landscaping with mature trees and freshly painted inside. The main level boasts vaulted ceilings and the 3rd level has an amazing brick and marble wet bar and family room with cosy gas fireplace with brick surround. The yard is a private oasis with a concrete patio, retaining wall and shed. Located on a pie shaped lot, in a quiet crescent backing a path to the amazing wetlands in Heritage Hills and close to Highway 21, Yellowhead and all Sherwood Park amenities. This is the perfect family home with the bonus of low taxes.





Built in 1993

Essential Information

MLS® #	E4424660
Price	\$574,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,484

Acres	0.00
Year Built	1993
Туре	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	23 Hanover Bay
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5R5

Amenities

Amenities	Bar, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking	
	Home, Parking-Plug-Ins, Wet Bar, Vacuum System-Roughed-In	
Parking	Double Garage Attached	

Interior

Construction

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage		
	Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave,		
	Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window		
	Coverings, Wet Bar		
Heating	Forced Air-2, Natural Gas		
Fireplace	Yes		
Fireplaces	Brick Facing, Glass Door, Heatilator/Fan		
Stories	4		
Has Basement	Yes		
Basement	Full, Finished		
Exterior			
Exterior			
Exterior	Wood, Brick, Vinyl		
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve,		
	Playground Nearby, Public Transportation		
Roof	Asphalt Shingles		

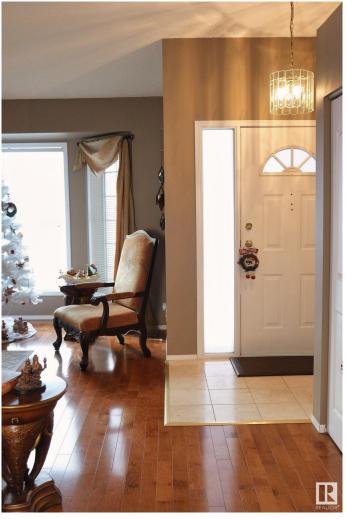
Wood, Brick, Vinyl

Foundation

Concrete Perimeter

Additional Information

Date Listed	March 7th, 2025
Days on Market	38
Zoning	Zone 25



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