

## \$499,000 - 905 Cottonwood Avenue, Sherwood Park

MLS® #E4430919

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

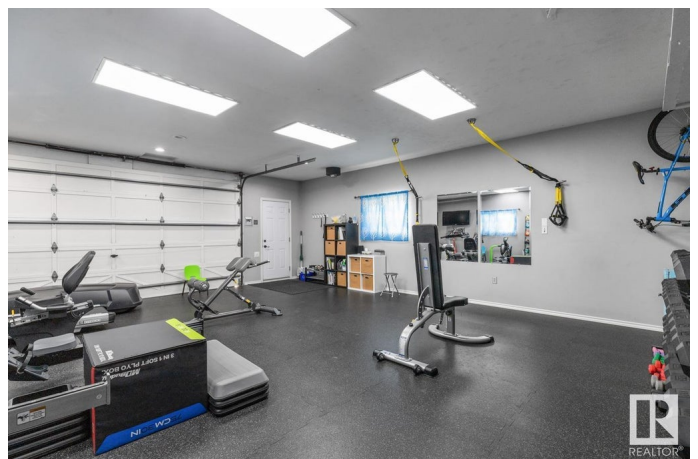
This one of a kind bungalow tucked on to a quiet tree lined street in Sherwood Heights features an OVERSIZED DOUBLE, HEATED GARAGE & SINGLE ATTACHED, drive thru garage - think about the possibilities! Charming curb appeal welcomes you into the home to find AC, tile & hardwood flooring throughout. The kitchen offers plenty of cabinets, S/S appliances, granite counters & dining area that looks over the living room with garden door access to the deck. King sized primary, 2 generous sized bedrooms & UPDATED 4pc bath complement the functional layout. ENJOY the fully finished basement with family sized rec room with cozy fireplace, 4th bedroom, 3pc bath & tons of storage. LOVE the beautifully landscaped & fenced yard with tiered deck & hot tub surrounded by mature trees offering a private retreat. UPDATES include FURNACE & HWT (3 years), WINDOWS, ROOF & SIDING. This home is set up beautifully for a home business, with plenty of space & awesome central location, steps away from parks, schools and shopping.

Built in 1956

### Essential Information

MLS® # E4430919

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,068                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 905 Cottonwood Avenue |
| Area        | Sherwood Park         |
| Subdivision | Sherwood Heights      |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 1Z5               |

### **Amenities**

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, R.V. Storage, Vinyl Windows, See Remarks                |
| Parking   | Double Garage Detached, Heated, Over Sized, RV Parking, Single Garage Attached |

### **Interior**

|              |                                                                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                              |
| Fireplace    | Yes                                                                                                                                                                                                                                    |
| Fireplaces   | Tile Surround                                                                                                                                                                                                                          |
| Stories      | 2                                                                                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                                                                                                         |

### **Exterior**

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

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

### School Information

|            |                  |
|------------|------------------|
| Elementary | PINE STREET      |
| Middle     | SHERWOOD HEIGHTS |
| High       | SALISBURY COMP   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 25          |

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Listing information last updated on April 19th, 2025 at 10:32pm MDT