

## **\$699,900 - 443 Heritage Drive, Sherwood Park**

MLS® #E4434314

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,436 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This Spacious 2 stry home in Heritage Hills is nestled in one of the most desirable locations in Sherwood Park! Located on a pie shaped lot at the end of a cul-de-sac, The home is walking distance to Heritage Hills Elementary School and O.D.R as well as the off-leash dog park/walking trails. New roof in 2022 and A/C and new Furnace added in 2018, The home offers a flex room off the entrance as well as a formal dining room and Kitchen with eat up center island. Natural hardwood and Ceramic tile adorn the main floor and there's a gas fireplace in the living room for those cold winter nights. The Breakfast nook adjacent to the living room leads out to a large covered deck overlooking the spacious back yard complete with Pond feature, dog run, and outdoor pool which stays. Upstairs, you'll find 3 very large bedrooms with 2 Full baths and a huge bonus room and laundry as well. The FF basement adds another full bath, games room, rec room and 1 more bedroom. So much space for your growing family! View today!

Built in 2001

### **Essential Information**

MLS® # E4434314

Price \$699,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,436
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	443 Heritage Drive
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6A4

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Pool-Above Ground, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Pool Equipment
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Heritage Hills
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**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	3
Zoning	Zone 25

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