

## \$405,000 - 100 Acacia Crest, Sherwood Park

MLS® #E4437119

**\$405,000**

3 Bedroom, 2.00 Bathroom, 934 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Rare opportunities of this nature seldom come available. This massive double corner lot has many heavily sought after features . The style of home is also in growing demand with its open beam vaulted ceiling in the living/dining room. Positioning of the home on the lot is also ideal should you wish to add on square footage. In addition to the single attached garage there was a second oversized garage added in 1998 which was permitted before construction and is 22 ft x 24 ft. This structure was fitted with 220 wiring. Front driveway would cost a small fortune at today's cost per meter and it's in immaculate condition. There is a large permitted sunroom across the back of home which was built in 2003. Sewer line also redone by Strathcona County in 2020. Interior layout is currently a three bedroom and two bath home. It has original hardwood throughout that was covered over with carpet. Now removed and floors are in good refinishable condition. Solid home in need of some upgrades but priced accordingly.

Built in 1959

### Essential Information

MLS® #	E4437119
Price	\$405,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	100 Acacia Crest
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1K6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Crawl Space, Hot Water Natural Gas, Open Beam
Parking Spaces	7
Parking	Double Garage Detached, Front Drive Access, Single Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      3  
Zoning                Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 18th, 2025 at 9:31pm MDT