

## **\$375,000 - 69 Heron Road, Sherwood Park**

MLS® #E4427145

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park,  
AB

Amazing location across from trees and park!  
This extensively renovated half duplex has received many quality upgrades over the years, inside and out! Gorgeous curb appeal with exposed aggregate sidewalk and driveway, beautiful perennials and updated siding, windows (2012) and shingles (2010). Step inside and enjoy the elegant kitchen (2010) with floor to ceiling cupboards, dinette, and stainless appliances (New d/w in 2024). All the flooring has been upgraded with new trim, and fresh paint throughout. Livingroom has a delightful bay window to take in the view. There are 3 bedrooms down the hall with SOLID CORE doors and newer windows (2005). Bath is updated and well-maintained. One of the bedrooms has stackable washer / dryer with option to take out to free up closet space. Downstairs there is an open rec room, 3 pc bath, full laundry and 2 potential BRs. There is a small workshop, newer furnace and HWT (2023) and electrical upgrades (2010). Private backyard with 2 storage sheds. Just perfect!

Built in 1964

### **Essential Information**

MLS® #                    E4427145

Price                     \$375,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	69 Heron Road
Area	Sherwood Park
Subdivision	Brentwood (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0H1

### Amenities

Amenities	On Street Parking, Air Conditioner, Front Porch, Smart/Program. Thermostat, Vinyl Windows
Parking	Front Drive Access, Parking Pad Cement/Paved

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Private Setting, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Brentwood
Middle	Sherwood Heights
High	Sal Comp

**Additional Information**

Date Listed	March 24th, 2025
Days on Market	28
Zoning	Zone 25

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