

## **\$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	13
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 April 28th, 2025 at 1:02pm MDT