

## **\$399,800 - 775 Alder Avenue, Sherwood Park**

---

MLS® #E4440296

**\$399,800**

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

Welcome to Maplegrove! This 4 bedroom bungalow on an enormous 60'x120' lot in the heart of Sherwood park, conveniently located walking distance to great schools, and sherwood Heights Park, with quick access to Wye Rd and so many amazing amenities close by! With just about 1200 Sq Ft above ground PLUS and additional 1033 Sq Ft in the basement, you'll find this great starter family home is one you can grow into very nicely. The exterior has upgrades like brand new shingles, paint, a front porch that is the perfect place to sit and have your coffee or tea and decorate with flowers. The massive front driveway can easily fit 6 cars, and leads to the single attached garage. Now if you're looking for a backyard you can really run around in, with space to play, garden, and host your friends, you will LOVE this yard! This home has seen numerous updated and improvements over the years like flooring, paint, light fixtures, windows, and the start of basement renovations, so you can move in and enjoy right away!



Built in 1968

### **Essential Information**

MLS® #                      E4440296

Price                         \$399,800

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,193
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	775 Alder Avenue
Area	Sherwood Park
Subdivision	Maplegrove
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T9A 1V1

### Amenities

Amenities	Closet Organizers, Front Porch, Parking-Extra, Vaulted Ceiling
Parking Spaces	7
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Pine Street Elementary
Middle	Sherwood Heights JR High

### **Additional Information**

Date Listed	June 4th, 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 June 17th, 2025 at 2:32pm MDT