

## **\$429,000 - 3 Holly Avenue, Sherwood Park**

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MLS® #E4441211

**\$429,000**

5 Bedroom, 2.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

LOCATION, AFFORDABILITY, and the PERFECT floorplan! Welcome to the beautiful, mature neighborhood of Maplegrove, in the heart of Sherwood Park. Located on a quiet street, this 4+1 bedroom bungalow offers the ideal blend of tranquility and convenience. Enjoy the ease of walking to your favorite coffee shops, reputable schools, and lush parks, making daily life a breeze. This charming home features over 2400 sq ft of living space! The main floor boasts four generously sized bedrooms, providing ample space for the whole family, including a cozy lava rock wood-burning fireplace! The basement offers additional bedroom for guests or a home office, a HUGE rec room with a stone feature wall, a gas fireplace and wet bar. This home features a private backyard, perfect for entertaining. Ample parking ensures convenience for you and your guests. Most recent upgrades provide peace of mind and modern comfort, including vinyl windows, durable shingles, a newer hot water tank, and furnace. WELCOME HOME!



Built in 1969

### **Essential Information**

MLS® #                      E4441211

Price                        \$429,000

Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3 Holly Avenue
Area	Sherwood Park
Subdivision	Maplegrove
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1S4

### Amenities

Amenities	Off Street Parking, On Street Parking, Front Porch, No Smoking Home, Wet Bar
Parking	Front Drive Access, Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 8th, 2025
Days on Market	9
Zoning	Zone 25

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