

# **\$1,199,702 - 301 Estate Drive, Sherwood Park**

MLS® #E4444731

**\$1,199,702**

5 Bedroom, 3.00 Bathroom, 2,043 sqft

Single Family on 0.00 Acres

Estates of Sherwood, Sherwood Park, AB

WALK OUT BUNGALOW...ALMOST HALF AN ACRE...OVERSIZED HEATED TRIPLE CAR SHOW GARAGE...BRAND NEW LUXURY VINYL FLOORING...YOU HAVE TO SEE THIS KITCHEN...~! WELCOME HOME !~

Tucked in a quiet cul-de-sac, this beautifully updated walkout bungalow offers luxury living on nearly half an acre. The grand foyer welcomes you with 12-ft ceilings and new luxury vinyl flooring throughout. A custom office sits just off the entrance, while the chef's kitchen features a massive island, premium finishes, and is perfect for entertaining. The bright dinette opens to a raised deck and manicured yard. A converted bedroom now serves as an incredible dressing room—flexible for your needs. The walkout basement boasts a games area, fireplace, wet bar, hot tub, and space for a gym or lounge. The oversized heated triple-car garage is a showstopper with polyaspartic flooring, built-ins, and an optional car lift. Recent upgrades include: new shingles, backup generator, and more. A must-see home, move-in ready, and built to impress!

Built in 1999

## **Essential Information**

MLS® # E4444731

Price \$1,199,702



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,043                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 301 Estate Drive    |
| Area        | Sherwood Park       |
| Subdivision | Estates of Sherwood |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8B 1L8             |

### **Amenities**

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Fire Pit, Hot Tub, Patio, Walkout Basement, See Remarks |
| Parking   | Heated, Insulated, Over Sized, Triple Garage Attached, See Remarks             |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Mantel, Stone Facing                                                                                                |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Cedar Shakes             |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 72              |
| Zoning         | Zone 25         |

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Listing information last updated on September 7th, 2025 at 6:32am MDT