

## **\$605,055 - 893 Birch Avenue, Sherwood Park**

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MLS® #E4454357

**\$605,055**

4 Bedroom, 2.50 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

This exquisite bungalow in Maplegrove has a total of 2474 ft<sup>2</sup> living space. The main floor has 1.5 baths & 3 bedrooms, a large primary w/ensuite & WIC. The kitchen has dual-temp. fridge, stainless toe-kicks and premium appliances has ample room for a Bistro table & several to work together while crown moulding adds charm. Basement has a spacious rec room. The fireplace & cork flooring makes this a cozy gathering spot. The 4th bedroom with an office zone leads to a WIC that also boasts a table w/mirror, shoe rack & jewelry cabinet. The washroom has mood lights and shower system. The private yard is the perfect for badminton or soccer and enjoying a smoke at the firepit. A dog run or patio w/artificial turf completes the yard. The oversized insulated garage offers stainless work benches w/self-healing surfaces. With some custom features like a hidden safe & ironing board, heated bidet, weather station etc. combined into this thoughtfully renewed bungalow, youâ€™ll enjoy the added comfort this home offers

Built in 1967

### **Essential Information**

MLS® #                      E4454357

Price                        \$605,055



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,237                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 893 Birch Avenue |
| Area        | Sherwood Park    |
| Subdivision | Maplegrove       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 1X4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bar, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Wtr Tank-Energy Star, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Front/Rear Drive Access, Insulated, Shop, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |

|                   |                            |
|-------------------|----------------------------|
| Basement          | Full, Finished             |
| <b>Exterior</b>   |                            |
| Exterior          | Wood, Stucco, Vinyl        |
| Exterior Features | Fenced, Landscaped, School |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stucco, Vinyl        |
| Foundation        | Block                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 25           |



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