

Courtesy Of Erin Holowach Of ComFree

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

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 ft² 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 smokie 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
Exterior	
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	85
Zoning	Zone 25

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