

\$405,000 - 100 Acacia Crest, Sherwood Park

MLS® #E4437119

\$405,000

3 Bedroom, 2.00 Bathroom, 934 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Rare opportunities of this nature seldom come available. This massive double corner lot has many heavily sought after features . The style of home is also in growing demand with its open beam vaulted ceiling in the living/dining room. Positioning of the home on the lot is also ideal should you wish to add on square footage. In addition to the single attached garage there was a second oversized garage added in 1998 which was permitted before construction and is 22 ft x 24 ft. This structure was fitted with 220 wiring. Front driveway would cost a small fortune at today's cost per meter and it's in immaculate condition. There is a large permitted sunroom across the back of home which was built in 2003. Sewer line also redone by Strathcona County in 2020. Interior layout is currently a three bedroom and two bath home. It has original hardwood throughout that was covered over with carpet. Now removed and floors are in good refinishable condition. Solid home in need of some upgrades but priced accordingly.

Built in 1959

Essential Information

MLS® # E4437119

Price \$405,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 934 |
| Acres | 0.00 |
| Year Built | 1959 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 100 Acacia Crest |
| Area | Sherwood Park |
| Subdivision | Sherwood Heights |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 1K6 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Crawl Space, Hot Water Natural Gas, Open Beam |
| Parking Spaces | 7 |
| Parking | Double Garage Detached, Front Drive Access, Single Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Refrigerator, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot |
| Roof | Metal |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 16th, 2025
Days on Market 15
Zoning Zone 25

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