\$524,998 - 44 Highcliff Road, Sherwood Park

MLS® #E4442483

\$524,998

4 Bedroom, 2.50 Bathroom, 2,069 sqft Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Located in the beautiful community of Heritage Hills, this home sits on a large, private lot at the end of a quiet cul-de-sac â€" an excellent opportunity for someone ready to make a place their own, with solid bones and plenty of potential. The main floor features a bright front living room with massive windows, a kitchen equipped with stainless steel appliances and ample cabinetry, and a family room with a wood-burning fireplace. A main floor bedroom, 2-piece bathroom, and laundry area complete this level. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite with a soaker tub, along with two additional bedrooms and another full bathroom. The backyard is a standout â€" mature trees surround the space, offering real privacy and room to create the outdoor setup you've been dreaming of. A double attached garage adds to the everyday ease, and the location keeps you close to schools, shopping, trails, and all the amenities Sherwood Park has to offer.



Essential Information

MLS® # E4442483 Price \$524,998

Bedrooms 4







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 2,069 Acres 0.00 Year Built 1989

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 44 Highcliff Road
Area Sherwood Park
Subdivision Heritage Hills
City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 5K9

Amenities

Amenities Deck, See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 25

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