

## **\$449,900 - 78 Ivy Crescent, Sherwood Park**

---

MLS® #E4452160

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

HUGE LOT of 7750 Sq.ft. Over 2200 SQ/FT of Living space, this recently renovated BUNGALOW sits on a QUIET, FAMILY-FRIENDLY STREET with a PARK-LIKE SETTING out front. Recent renos: NEW PAINT, NEW flooring, LIGHTING FIXTURES, KITCHEN CABINETS, BATHROOM VANITY. Furnace & roofing was replaced within last 7 yrs. Featuring 4 BEDROOMS, 2 FULL BATHS (including a 3-PC ENSUITE), and a SEPARATE SIDE ENTRANCE to a PARTIALLY FINISHED BASEMENT with one BEDROOM/den, REC area & storage room. Spacious living room and formal dining area make entertaining easy, while the LARGE LANDSCAPED YARD with SPRINKLER SYSTEM offers endless summer fun. Relax on the COVERED FRONT PORCH with CONCRETE PAD. The OVERSIZED, HEATED & INSULATED DOUBLE GARAGE has 220 POWER and an INSULATED DOOR—ideal for projects or storage. Backing onto a road with no rear neighbors and close to all amenities. Situated near all three school levels, this home offers exceptional potential—whether for comfortable family living or as an investment property!

Built in 1969

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4452160               |
| Price          | \$449,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,307                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 78 Ivy Crescent |
| Area        | Sherwood Park   |
| Subdivision | Maplegrove      |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8A 1W4         |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Sprinkler Sys-Underground, Wet Bar |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized                                          |

### Interior

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

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No |

Back Lane, Playground Nearby, Public Transportation, Schools,  
Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 25          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 9:31pm MDT