# \$567,900 - 23 Hanover Bay, Sherwood Park

MLS® #E4424660

#### \$567,900

4 Bedroom, 3.50 Bathroom, 1,484 sqft Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This is a one of a kind custom built 4 level split with all levels immaculately finished with 4 bedrooms, 3.5 bathrooms and over 2700 sq ft of living space. Upgrades include custom oak cabinetry throughout, wood and laminate flooring, granite counters in the kitchen, renovated ensuite off the master, lighting, rock landscaping with mature trees and freshly painted inside. The main level boasts vaulted ceilings and the 3rd level has an amazing brick and marble wet bar and family room with cosy gas fireplace with brick surround. The yard is a private oasis with a concrete patio, retaining wall and shed. Located on a pie shaped lot, in a quiet crescent backing a path to the amazing wetlands in Heritage Hills and close to Highway 21, Yellowhead and all Sherwood Park amenities. This is the perfect family home with the bonus of low taxes.





Built in 1993

#### **Essential Information**

MLS® # E4424660

Price \$567,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,484

Acres 0.00 Year Built 1993

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 23 Hanover Bay
Area Sherwood Park
Subdivision Heritage Hills
City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 5R5

#### **Amenities**

Amenities Bar, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking

Home, Parking-Plug-Ins, Wet Bar, Vacuum System-Roughed-In

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window

Coverings, Wet Bar

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Glass Door, Heatilator/Fan

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

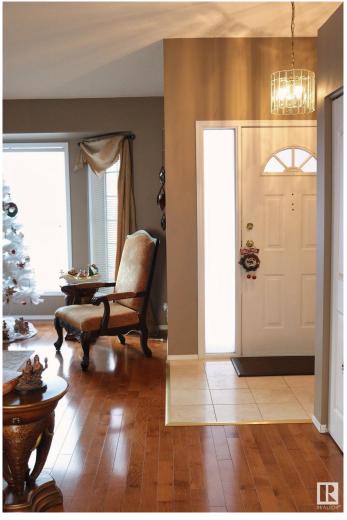
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 42

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 April 18th, 2025 at 5:17am MDT