

Courtesy Of Fred Clemens 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

Extensively upgraded with high end finishes throughout this 1,237 sq.ft. bungalow in the safe, tree-lined community of Maplegrove. Main floor offers 3 bedrooms, 1.5 baths, plus fully finished basement with 4th bedroom, bath w/heated bidet, cold room, & walk-in closets. High-end kitchen w/crown moulding, tile backsplash, dual-zone fridge, & premium appliances. New flooring thru out laminate, tile, & cork for warmth & hypoallergenic comfort. Upgrades incl: all new appliances 2025, dual flush toilets, bidet, & even water valves, light switches & plug-ins have been upgraded, furnace (2021), HWT (2024), extra-tall doors, triple-pane vinyl windows, partial new roof (2025), Ring doorbell, new garage door w/WiFi opener, oversized garage, & workshop w/stainless steel work benches, fireplace, & an expansive dog run artificial grass, insulated dog house, vinyl fencing, lg composter in b/yard & security lights, incl: full length mirror w/lockable jewelry case. Close to schools, shopping, bus stop, parks, & bike paths.

Built in 1997

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	1997
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, Over Sized, Shop

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	1
Zoning	Zone 25

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