\$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

This exquisite bungalow in Maplegrove has a total of 2474 ft2 living space. The main floor has 1.5 baths & 3 bedrooms, a large primary w/ensuite & WIC. The kitchen has dual-temp. fridge, stainless toe-kicks and premium appliances has ample room for a Bistro table & several to work together while crown moulding adds charm. Basement has a spacious rec room. The fireplace & cork flooring makes this a cozy gathering spot. The 4th bedroom with an office zone leads to a WIC that also boasts a table w/mirror, shoe rack & jewelry cabinet. The washroom has mood lights and shower system. The private yard is the perfect for badminton or soccer and enjoying a smokie at the firepit. A dog run or patio w/artificial turf completes the yard. The oversized insulated garage offers stainless work benches w/ self-healing surfaces. With some custom features like a hidden safe & ironing board, heated bidet, weather station etc. combined into this thoughtfully renewed bungalow, you'II enjoy the added comfort this home offers





Built in 1967

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 1967

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, Shop, See

Remarks

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 55

Zoning Zone 25

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