

## \$785,000 - 549 Highland Drive, Sherwood Park

MLS® #E4446700

**\$785,000**

4 Bedroom, 4.00 Bathroom, 2,914 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This beautifully maintained family home is sure to IMPRESS, located next to a trail, BACKING a greenspace & surrounded by trees plus it features AC, HEATED 21x24 garage, 4 bedrooms & 5 baths! A grande entrance invites you in to find soaring ceilings & hardwood floors throughout. The kitchen offers plenty of cabinets, S/S appliances, walk thru pantry & island that looks over the dining area & living room with cozy fireplace. Flex space features BI cabinetry with sink, which could make a great home business space or formal dining area with bar. 1/2 bath & laundry complement the functional layout. Moving upstairs you will love the family sized bonus room with vaulted ceilings. King sized primary suite offers a WI closet & luxurious ensuite. 2 more bedrooms, both generous in size & 4pc bath complete the upper level. The basement is fully finished with entertaining sized rec room, 1/2 bath, 4th bedroom with 5pc ensuite & tons of storage. ENJOY the private & fenced yard steps from schools, trails & shopping.

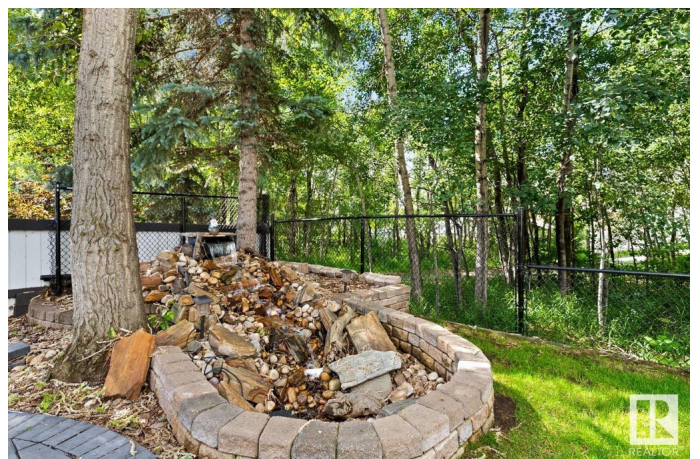
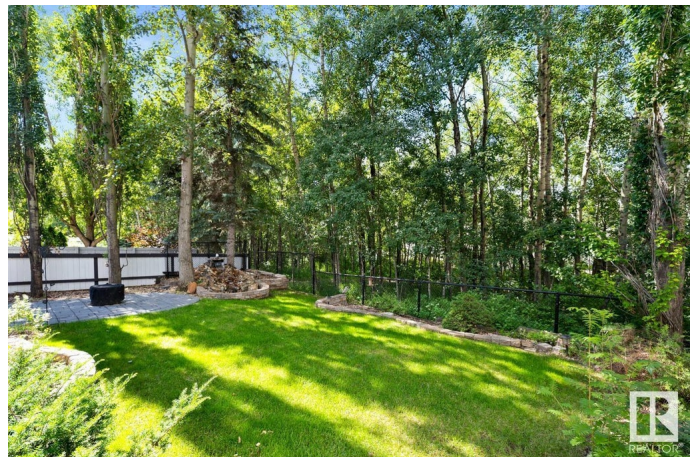
Built in 2002

### Essential Information

MLS® # E4446700

Price \$785,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,914
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	549 Highland Drive
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6E3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	HERITAGE HILLS
Middle	F R HAYTHORNE
High	BEV FACEY COMP

### Additional Information

Date Listed	July 9th, 2025
Days on Market	5
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 July 13th, 2025 at 10:02pm MDT