

## \$625,000 - 137 Highgrove Crescent, Sherwood Park

MLS® #E4462474

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,965 sqft

Single Family on 0.00 Acres

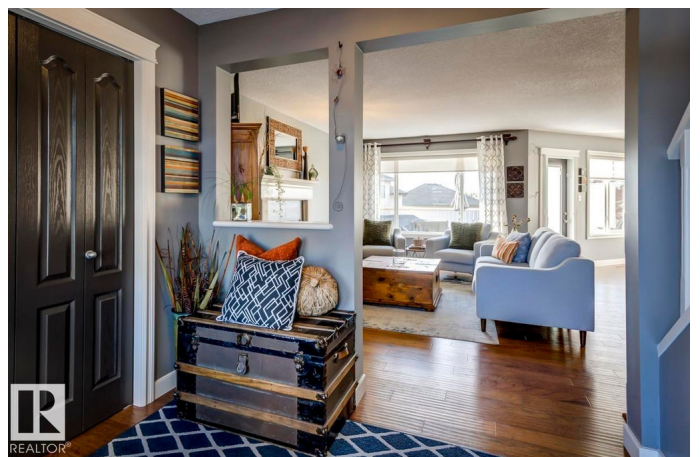
Heritage Hills, Sherwood Park, AB

Welcome to Heritage Hills—where family life just feels easy! This 2-storey gem sits just one block from Heritage Hills Elementary and has everything you’ve been looking for. Enjoy the cozy gas fireplace and rich hickory hardwood floors, a kitchen with quartz counters and a corner pantry, plus a private, fully landscaped yard with a brick patio and no-maintenance deck—perfect for summer BBQs. Upstairs features 3 bedrooms, a bright bonus room and a spacious primary suite with a walk-in closet, double sinks and a huge shower. The finished basement adds a 4th bedroom or office with warm cork flooring. Updates include new carpet, shingles (2021), furnace, hot water tank, A/C and all appliances in the past year. With main floor laundry and an insulated garage, this one checks all the family boxes—comfort, convenience, and charm!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462474  |
| Price      | \$625,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,965                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 137 Highgrove Crescent |
| Area        | Sherwood Park          |
| Subdivision | Heritage Hills         |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8A 6J8                |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Exterior Walls- 2"x6", No Smoking Home |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Tile Surround                                                                                                                          |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025

Days on Market                6

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 October 23rd, 2025 at 1:47am MDT