

## \$464,975 - 212 Cottonwood Avenue, Sherwood Park

MLS® #E4442262

**\$464,975**

4 Bedroom, 2.00 Bathroom, 1,708 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

VALUE is unbeatable here in this UPDATED wonderful 4 bedroom family bungalow in central Sherwood Park, with 2861 square feet of living space!! Awesome front living room AND a large, sunken family room with BEAUTIFUL GAS FIREPLACE and access to the backyard! 3 bedrooms on main + 1 down. Great basement with gym or rec area, plus second den area off the vintage wet bar. Brand new vinyl plank flooring in basement and new carpet on stairs. Freshly painted on main floor and basement bedroom! Amazing front and rear yards, large newer shed, hot tub and gazebo stay put, patio and decks are great, central A/C, single garage, move-in ready, or enhance even further to your own tastes! 1708 sq feet on main floor plus 1153 in the basement. The extra parking area west of the garage and south of the deck was long ago an inground pool, then a large garden once filled in, now extra parking on timbers - can easily be redeveloped as desired! This one will not last long!

Built in 1958

### Essential Information

MLS® # E4442262

Price \$464,975

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,708                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 212 Cottonwood Avenue |
| Area        | Sherwood Park         |
| Subdivision | Sherwood Heights      |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 1Y2               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Exercise Room, Fire Pit, Gazebo, Hot Tub, No Smoking Home, Parking-Extra, Patio, Skylight, Wet Bar |
| Parking Spaces | 5   |
| Parking        | Front Drive Access, Parking Pad Cement/Paved, Single Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub, Wet Bar |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| 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    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 25         |

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Listing information last updated on June 16th, 2025 at 7:32pm MDT