

## **\$699,700 - 504 Highland Drive, Sherwood Park**

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MLS® #E4447603

**\$699,700**

4 Bedroom, 3.00 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Live the Good Life in Heritage Hills! Welcome to one of Sherwood Park's most premier communities. Not only is Heritage Hills highly sought after, it's a family friendly neighbourhood with trails, parks, schools, and is close to restaurants, shopping and everything you need just minutes away.

Discover this beautiful former Homexx show home! Built in 2001, this spacious bungalow is fully developed and offers a bright, open concept floor plan. Perfect for a busy family or entertaining! Roof was replaced in 2022, HWT is around 3 years old, and AC was installed in 2024. Bonus: The double attached Garage is also finished & Heated! Enjoy the gorgeous backyard! The deck could be your outdoor sanctuary with a modern wire railings and a covered gazebo—perfect for relaxing evenings! This original owner has lovingly maintained it and it shows pride of ownership! Don't miss your opportunity to live in one of Sherwood Park's most sought-after neighbourhoods!



Built in 2001

### **Essential Information**

MLS® #	E4447603
Price	\$699,700
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,819
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	504 Highland Drive
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6E3

### Amenities

Amenities	Deck, Gazebo, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Brick, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	36
Zoning	Zone 25

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