

## \$789,900 - 398 Heritage Drive, Sherwood Park

MLS® #E4437812

**\$789,900**

5 Bedroom, 3.00 Bathroom, 1,674 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Welcome to your family DREAM home in Heritage Hills! This beautifully maintained 5 bedroom, 3 bath residence offers 1674 sqft of living space on an expansive 13,000sqft, private lot, in a cul-de-sac with OVERSIZED TRIPLE, HEATED GARAGE. The heart of the home is the updated kitchen with plenty of cabinets, corner pantry, S/S appliances & granite island that looks over a spacious dining area & bright living room with fireplace & vaulted ceilings, perfect for entertaining. 2 generous sized bedrooms, 4pc bath & den complement the functional layout. Retreat to the generous primary bedroom with ample closet space & luxurious ensuite. Moving downstairs the large rec room adds flexibility for gatherings. 2 more bedrooms & 4pc bath complete the space. Enjoy summer days on the massive deck overlooking a lush backyard ideal for kids, pets & outdoor fun. Triple garage provides space for cars, tools & storage, any mans dream! Located in a quiet, family-friendly neighborhood close to parks, schools, and amenities.

Built in 1999

### Essential Information

MLS® # E4437812

Price \$789,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,674
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	398 Heritage Drive
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5R3

### **Amenities**

Amenities	Deck, Vaulted Ceiling, Walkout Basement, See Remarks
Parking	Heated, Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	HERITAGE HILLS ELEMENTARY
Middle	F R HAYTHORNE
High	BEV FACEY COMP

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	8
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 May 30th, 2025 at 4:47pm MDT