

\$450,000 - 789 Cottonwood Avenue, Sherwood Park

MLS® #E4442119

\$450,000

4 Bedroom, 2.50 Bathroom, 1,349 sqft
Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Welcome to your Sherwood Park gem! This beauty rocks ice-cold AC, a Bosch dishwasher thatâ€™s a kitchen ninja, and a whole-home water softener paired with kitchen-only reverse osmosis for drinking water so sweet itâ€™s like candyâ€”taste it! Newer windows, furnace, hot water heater, and roof keep you cozy, while 200-amp service and EV charging shout â€œfuture-proof.â€• The upper floorâ€™s reno is pure magic, and the That-70â€™s-Show basement is a retro vibe ready for your lava lamp. Primed for a basement or garden suite (policyâ€™s changing!), it backs onto green space with front and back yards so private, youâ€™ll forget the world existsâ€”except for your fantastic neighbours. Plumbed for central vac, wired for fibre internet, all utilities underground. With 8â€™ doors and a humidifier, this house is a total vibe with retro charm and modern flair.



Built in 1968

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442119 |
| Price | \$450,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |

| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,349 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 789 Cottonwood Avenue |
| Area | Sherwood Park |
| Subdivision | Sherwood Heights |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 1Y9 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Private Setting |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 12th, 2025
Days on Market 3
Zoning Zone 25

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