

Courtesy Of Fred Clemens Of ComFree

\$605,055 - 893 Birch Avenue, Sherwood Park

MLS® #E4454357

\$605,055

4 Bedroom, 2.50 Bathroom, 1,237 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

Extensively upgraded with high end finishes throughout this 1,237 sq. ft. bungalow located in the safe, tree-lined community of Maplegrove with a large, fenced yard. Main floor offers 3 bedrooms w/new laminate & tile flooring, 1.5 baths. Kitchen with crown moulding, tile back splash, slow close cupboards, dual-zone fridge, stainless toe-kicks & premium appliances. The fully finished basement has a 4th bedroom w/office space. Cork for warmth & hypoallergenic comfort flooring, fireplace, shower system, heated bidet, pull out-ironing board, cold/exercise room, & walk-in closets. New/updated in 2025 includes - appliances, dual flush toilets, bidet, a washing machine, partial roof, oversized garage w/stainless steel benches, garage door & Wi-Fi opener. Other upgrades include triple-pane windows 2018, furnace 2021, HWT, hidden safe & an expansive dog run or mosquito free outdoor patio w/artificial turf & vinyl privacy fencing in 2024. this property is close to schools, shopping, bus stop, parks, & bike paths.

Built in 1967

Essential Information

MLS® # E4454357

Price \$605,055



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	893 Birch Avenue
Area	Sherwood Park
Subdivision	Maplegrove
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1X4

Amenities

Amenities	Bar, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Wtr Tank-Energy Star, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Vinyl Windows
Parking	2 Outdoor Stalls, Front/Rear Drive Access, Insulated, Shop, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes

Basement	Full, Finished
Exterior	
Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, School
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Block

Additional Information

Date Listed	August 22nd, 2025
Days on Market	22
Zoning	Zone 25



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