

\$785,000 - 549 Highland Drive, Sherwood Park

MLS® #E4446700

\$785,000

4 Bedroom, 4.00 Bathroom, 2,914 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This beautifully maintained family home is sure to IMPRESS, located next to a trail, BACKING a greenspace & surrounded by trees plus it features AC, HEATED 21x24 garage, 4 bedrooms & 5 baths! A grande entrance invites you in to find soaring ceilings & hardwood floors throughout. The kitchen offers plenty of cabinets, S/S appliances, walk thru pantry & island that looks over the dining area & living room with cozy fireplace. Flex space features BI cabinetry with sink, which could make a great home business space or formal dining area with bar. 1/2 bath & laundry complement the functional layout. Moving upstairs you will love the family sized bonus room with vaulted ceilings. King sized primary suite offers a WI closet & luxurious ensuite. 2 more bedrooms, both generous in size & 4pc bath complete the upper level. The basement is fully finished with entertaining sized rec room, 1/2 bath, 4th bedroom with 5pc ensuite & tons of storage. ENJOY the private & fenced yard steps from schools, trails & shopping.

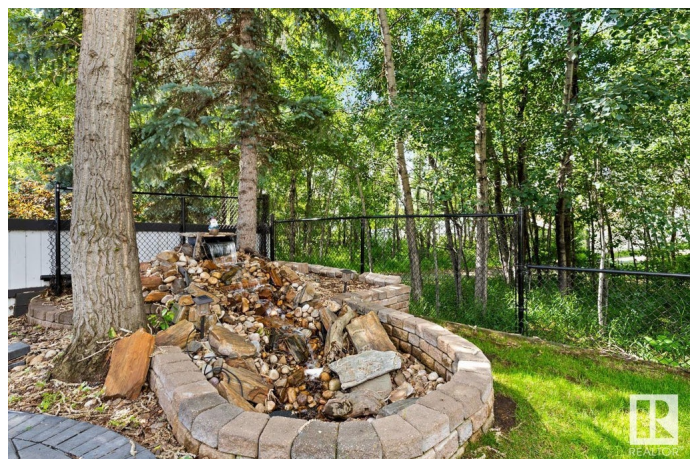
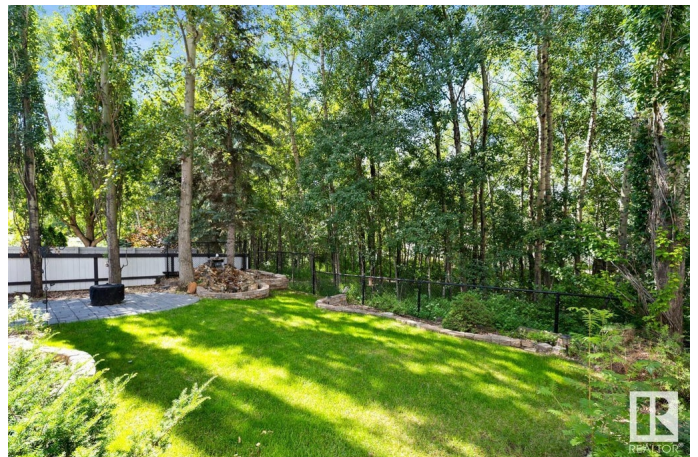
Built in 2002

Essential Information

MLS® # E4446700

Price \$785,000

Bedrooms 4



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,914
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	549 Highland Drive
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6E3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	HERITAGE HILLS
Middle	F R HAYTHORNE
High	BEV FACEY COMP

Additional Information

Date Listed	July 9th, 2025
Days on Market	12
Zoning	Zone 25

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Listing information last updated on July 21st, 2025 at 2:47am MDT