

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

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        27  
Zoning                    Zone 25

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