

## \$460,000 - 899 Alder Avenue, Sherwood Park

MLS® #E4449401

**\$460,000**

3 Bedroom, 1.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

Beautiful stone walking path to front door, large corner lot with mature trees. New shingles, vents & eavestroughs on house/garage 2024. Exterior house & trim painted, interior partially painted 2024. Courtyard walls, planters, & driveway/lawn border made from 125-year-old reclaimed bricks. Beyond private courtyard is patio, fire pit, 2 sheds & extra yard space. Sensor security lights at front/back doors, two 120V outdoor outlets & 2 water taps. High-efficiency furnace 2008, natural gas water tank 2014. Main bathroom renovated 2010 includes low-flow toilet. Basement features reclaimed 100-year-old reclaimed barn wood on common room walls & wet bar. Basement also includes cold room, storage room & 2 rooms for gym/gaming or den/office. Double garage is insulated/heated, has sewer drain, sink, 220V, fluorescent lighting, workbench & shelves. Mounted garage door opener with wifi, download app on phone to open, close & receive activation notices. Security light & outlet at garage front.

Built in 1968

### Essential Information

MLS® # E4449401

Price \$460,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,062                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 899 Alder Avenue |
| Area        | Sherwood Park    |
| Subdivision | Maplegrove       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 1V4          |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Exercise Room, Fire Pit, Hot Water Natural Gas, Insulation-Upgraded, Low Flw/Dual Flush Toilet, Patio, Sprinkler Sys-Underground, Wet Bar |
| Parking   | 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized                                                       |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance |

Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 87              |
| 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 October 19th, 2025 at 9:47am MDT