

## \$659,000 - 447 Forrest Drive, Sherwood Park

MLS® #E4439226

**\$659,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.16 Acres

Forrest Greens, Sherwood Park, AB

Corner 2,340+ Sq.Ft house tucked away in a quiet cul-de-sac in desirable Forrest Greens, this custom-built bi-level offers the perfect blend of space, upgrades, and location. Enjoy RV parking, plus 3-4 car driveway and an oversized heated garage for 2-3 vehicles with hot/cold taps and floor drain. The main level features hardwood flooring, vaulted ceilings, gas fireplace, granite kitchen with eat-at island, and an extra-long walk-in pantry. A main-floor bedroom with full bath, while upstairs the private primary suite includes a walk-in closet and air jet tub. The fully finished basement offers 9' ceilings, two oversized bedrooms, full bath, and a family room. Outside, enjoy a large deck, patio, and fire-pit ideal for entertaining. Includes central A/C, TV unit/workshop in the Garage, a Combi-Boiler for on-demand hot water and in-floor heating, and an in-built music system with speakers throughout the home. Steps from Strathcona Athletic Park, walking trails, schools, shopping, cinema, and more.

Built in 2006

### Essential Information

MLS® # E4439226

Price \$659,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,668                  |
| Acres          | 0.16                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 447 Forrest Drive |
| Area        | Sherwood Park     |
| Subdivision | Forrest Greens    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 6L2           |

### **Amenities**

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                          |

### **Interior**

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks, Microwave Hood Fan-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                     |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 12             |
| 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 June 9th, 2025 at 6:17pm MDT