

# \$450,000 - 789 Cottonwood Avenue, Sherwood Park

MLS® #E4442119

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,349 sqft  
Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Welcome to your Sherwood Park gem! This beauty rocks ice-cold AC, a Bosch dishwasher thatâ€™s a kitchen ninja, and a whole-home water softener paired with kitchen-only reverse osmosis for drinking water so sweet itâ€™s like candyâ€”taste it! Newer windows, furnace, hot water heater, and roof keep you cozy, while 200-amp service and EV charging shout â€œfuture-proof.â€• The upper floorâ€™s reno is pure magic, and the That-70â€™s-Show basement is a retro vibe ready for your lava lamp. Primed for a basement or garden suite (policyâ€™s changing!), it backs onto green space with front and back yards so private, youâ€™ll forget the world existsâ€”except for your fantastic neighbours. Plumbed for central vac, wired for fibre internet, all utilities underground. With 8â€™ doors and a humidifier, this house is a total vibe with retro charm and modern flair.



Built in 1968

## Essential Information

MLS® #	E4442119
Price	\$450,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,349
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	789 Cottonwood Avenue
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1Y9

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 12th, 2025  
Days on Market        4  
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 16th, 2025 at 6:17am MDT