

# **\$464,975 - 212 Cottonwood Avenue, Sherwood Park**

MLS® #E4442262

**\$464,975**

4 Bedroom, 2.00 Bathroom, 1,708 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

VALUE is unbeatable here in this UPDATED wonderful 4 bedroom family bungalow in central Sherwood Park, with 2861 square feet of living space!! Awesome front living room AND a large, sunken family room with BEAUTIFUL GAS FIREPLACE and access to the backyard! 3 bedrooms on main + 1 down. Great basement with gym or rec area, plus second den area off the vintage wet bar. Brand new vinyl plank flooring in basement and new carpet on stairs. Freshly painted on main floor and basement bedroom! Amazing front and rear yards, large newer shed, hot tub and gazebo stay put, patio and decks are great, central A/C, single garage, move-in ready, or enhance even further to your own tastes! 1708 sq feet on main floor plus 1153 in the basement. The extra parking area west of the garage and south of the deck was long ago an inground pool, then a large garden once filled in, now extra parking on timbers - can easily be redeveloped as desired! This one will not last long!

Built in 1958

## **Essential Information**

MLS® # E4442262

Price \$464,975

Bedrooms 4



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,708
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	212 Cottonwood Avenue
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1Y2

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Fire Pit, Gazebo, Hot Tub, No Smoking Home, Parking-Extra, Patio, Skylight, Wet Bar
Parking Spaces	5
Parking	Front Drive Access, Parking Pad Cement/Paved, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on June 16th, 2025 at 8:47pm MDT