

# \$438,000 - 159 Cottonwood Avenue, Sherwood Park

MLS® #E4430193

**\$438,000**

3 Bedroom, 2.00 Bathroom, 906 sqft  
Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

PLATINUM PROPERTY!! Welcome to this well-loved 2+1 bdrm bungalow on a quiet, tree-lined street in one of Sherwood Park’s most established neighborhoods. From the moment you step inside, you’ll feel the warmth of the open main floor featuring a cozy wood-burning fireplace, updated vinyl flooring, & stylish wrought iron railings. The kitchen is both functional & inviting with maple cabinets & plenty of space to cook & gather. Upstairs offers two comfortable bedrooms & a refreshed 4-piece bath with a new vanity. The finished basement adds even more space with a large bedroom, a beautiful bathroom with glass shower, & a spacious rec room with built-in bookshelves. Step outside to your private backyard retreat with mature trees, vinyl fencing, three sheds & a great patio for summer BBQs. With shingles done in 2024, vinyl siding, updated windows & a single attached garage, this home blends charm & practicality in a fantastic location close to schools, parks, shopping & dining.



Built in 1956

## Essential Information

MLS® #	E4430193
Price	\$438,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	159 Cottonwood Avenue
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1X8

### Amenities

Amenities	Off Street Parking, On Street Parking, Patio, Vinyl Windows
Parking Spaces	3
Parking	Front Drive Access, Insulated, Single Garage Attached

### Interior

Appliances	Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Pine Street
Middle	Sherwood Heights
High	Salisbury

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	18
Zoning	Zone 25

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