

# \$1,249,702 - 301 Estate Drive, Sherwood Park

MLS® #E4444731

**\$1,249,702**

4 Bedroom, 3.00 Bathroom, 2,043 sqft

Single Family on 0.00 Acres

Estates of Sherwood, Sherwood Park, AB

WALK OUT BUNGALOW...ALMOST HALF AN ACRE...OVERSIZED HEATED TRIPLE CAR SHOW GARAGE...BRAND NEW LUXURY VINYL FLOORING...YOU HAVE TO SEE THIS KITCHEN...~! WELCOME HOME !~

Tucked in a quiet cul-de-sac, this beautifully updated walkout bungalow offers luxury living on nearly half an acre. The grand foyer welcomes you with 12-ft ceilings and new luxury vinyl flooring throughout. A custom office sits just off the entrance, while the chef's kitchen features a massive island, premium finishes, and is perfect for entertaining. The bright dinette opens to a raised deck and manicured yard. A converted bedroom now serves as an incredible dressing room—flexible for your needs. The walkout basement boasts a games area, fireplace, wet bar, hot tub, and space for a gym or lounge. The oversized heated triple-car garage is a showstopper with polyaspartic flooring, built-ins, and an optional car lift. Recent upgrades include: new shingles, backup generator, and more. A must-see home, move-in ready, and built to impress!

Built in 1999

## Essential Information

MLS® #	E4444731
Price	\$1,249,702



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,043
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	301 Estate Drive
Area	Sherwood Park
Subdivision	Estates of Sherwood
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 1L8

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit, Hot Tub, Patio, Walkout Basement, See Remarks
Parking	Heated, Insulated, Over Sized, Triple Garage Attached, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	21
Zoning	Zone 25

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