

## **\$459,900 - 78 Ivy Crescent, Sherwood Park**

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MLS® #E4452160

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,307 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

HUGE LOT of 7750 Sq.ft. Over 2200 SQ/FT of Living space, this recently renovated BUNGALOW sits on a QUIET, FAMILY-FRIENDLY STREET with a PARK-LIKE SETTING out front. Recent renos: NEW PAINT, NEW flooring, LIGHTING FIXTURES, KITCHEN CABINETS, BATHROOM VANITY. Furnace & roofing was replaced within last 7 yrs. Featuring 4 BEDROOMS, 2 FULL BATHS (including a 3-PC ENSUITE), and a SEPARATE SIDE ENTRANCE to a PARTIALLY FINISHED BASEMENT with one BEDROOM/den, REC area & storage room. Spacious living room and formal dining area make entertaining easy, while the LARGE LANDSCAPED YARD with SPRINKLER SYSTEM offers endless summer fun. Relax on the COVERED FRONT PORCH with CONCRETE PAD. The OVERSIZED, HEATED & INSULATED DOUBLE GARAGE has 220 POWER and an INSULATED DOOR—ideal for projects or storage. Backing onto a road with no rear neighbors and close to all amenities. Situated near all three school levels, this home offers exceptional potential—whether for comfortable family living or as an investment property!

Built in 1969

### **Essential Information**



MLS® #	E4452160
Price	\$459,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,307
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	78 Ivy Crescent
Area	Sherwood Park
Subdivision	Maplegrove
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1W4

### **Amenities**

Amenities	Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Sprinkler Sys-Underground, Wet Bar
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No

Back Lane, Playground Nearby, Public Transportation, Schools,  
Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 9th, 2025

Zoning Zone 25

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Listing information last updated on August 9th, 2025 at 1:17pm MDT