

\$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

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