

# \$819,000 - 25 Birkshire Crescent, Sherwood Park

MLS® #E4453654

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,481 sqft  
Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Prepare to be wowed by this stunning 2,481 sq ft Hillshire home—modern, spacious, and move-in ready! With immediate possession and a FULL appliance package included at closing, everything is set for your next chapter. The main floor features a massive bedroom or office—ideal for guests or working from home. The chef-inspired kitchen boasts sleek cabinetry, quartz countertops, and a full pantry, perfectly blending style and function. Throughout the home, luxury finishes create a refined and elevated feel. Upstairs, the oversized bonus room offers endless possibilities for relaxing or entertaining, while the dedicated laundry room adds everyday convenience. With 4 bedrooms, 3 bathrooms, and a smart, open layout, this home is built for comfortable, high-end living in one of Sherwood Park’s™ most desirable communities.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453654  |
| Price          | \$819,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,481     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 Birkshire Crescent |
| Area        | Sherwood Park         |
| Subdivision | Hillshire             |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8B 0C6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Concrete, Stone, See Remarks, Hardie Board Siding       |
| Exterior Features | Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                        |
| Construction      | Concrete, Stone, See Remarks, Hardie Board Siding       |
| Foundation        | Slab                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 6                 |

## Zoning

## Zone 25

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Listing information last updated on August 24th, 2025 at 10:47pm MDT