

## \$424,900 - 35 Ivy Crescent, Sherwood Park

MLS® #E4447075

**\$424,900**

6 Bedroom, 2.50 Bathroom, 1,185 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

Looking for a SIX Bedroom home in Sherwood Park? Look no further - here it is! Located on a quiet street in Sherwood Heights & close to everything you need including schools, shopping, public transportation - this 1,186 SqFt bungalow has a Double Garage & Fully Finished Basement. The Main floor has a spacious Living Rm & the Newer Kitchen has plenty of cabinets & counter space. The 3 Bedrooms include a large Primary Bedroom that has a 1/2 Ensuite. The Basement has a separate entrance - ideal for a future suite. Here you will find a large Family Room with Brand New Vinyl Plank flooring. The 3 Bedrooms make it ideal for any large family. New Eaves; Soffits; Hot Water Tank.

Built in 1970

### Essential Information

MLS® #	E4447075
Price	\$424,900
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	1970



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	35 Ivy Crescent
Area	Sherwood Park
Subdivision	Maplegrove
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1W3

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	1

## Zoning

## Zone 25

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