

\$785,000 - 549 Highland Drive, Sherwood Park

MLS® #E4446700

\$785,000

4 Bedroom, 4.00 Bathroom, 2,914 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

This beautifully maintained family home is sure to IMPRESS, located next to a trail, BACKING a greenspace & surrounded by trees plus it features AC, HEATED 21x24 garage, 4 bedrooms & 5 baths! A grande entrance invites you in to find soaring ceilings & hardwood floors throughout. The kitchen offers plenty of cabinets, S/S appliances, walk thru pantry & island that looks over the dining area & living room with cozy fireplace. Flex space features BI cabinetry with sink, which could make a great home business space or formal dining area with bar. 1/2 bath & laundry complement the functional layout. Moving upstairs you will love the family sized bonus room with vaulted ceilings. King sized primary suite offers a WI closet & luxurious ensuite. 2 more bedrooms, both generous in size & 4pc bath complete the upper level. The basement is fully finished with entertaining sized rec room, 1/2 bath, 4th bedroom with 5pc ensuite & tons of storage. ENJOY the private & fenced yard steps from schools, trails & shopping.

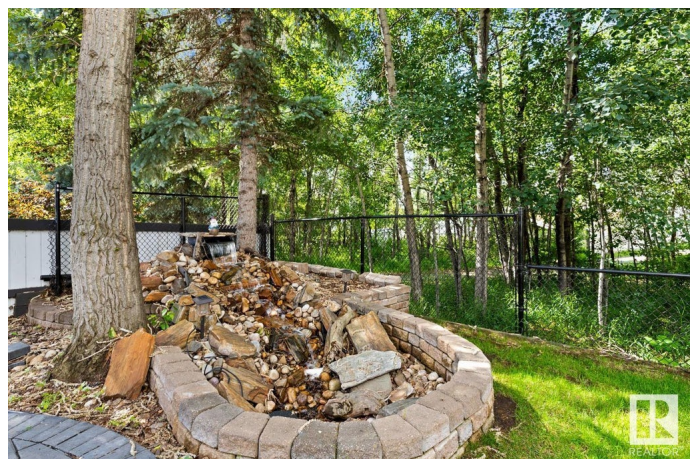
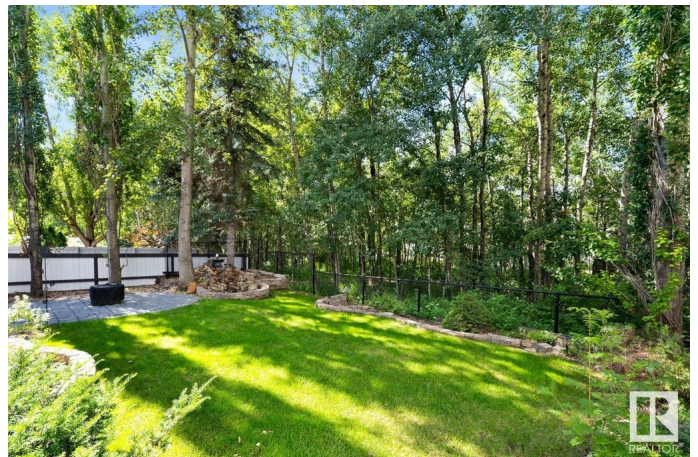
Built in 2002

Essential Information

MLS® # E4446700

Price \$785,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 2,914 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 549 Highland Drive |
| Area | Sherwood Park |
| Subdivision | Heritage Hills |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 6E3 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, |

| | |
|--------------|--|
| | Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------|
| Elementary | HERITAGE HILLS |
| Middle | F R HAYTHORNE |
| High | BEV FACEY COMP |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 25 |

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Listing information last updated on July 16th, 2025 at 4:47pm MDT