

# \$438,000 - 159 Cottonwood Avenue, Sherwood Park

MLS® #E4430193

**\$438,000**

3 Bedroom, 2.00 Bathroom, 906 sqft  
Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

PLATINUM PROPERTY!! Welcome to this well-loved 2+1 bdrm bungalow on a quiet, tree-lined street in one of Sherwood Park’s most established neighborhoods. From the moment you step inside, you’ll feel the warmth of the open main floor featuring a cozy wood-burning fireplace, updated vinyl flooring, & stylish wrought iron railings. The kitchen is both functional & inviting with maple cabinets & plenty of space to cook & gather. Upstairs offers two comfortable bedrooms & a refreshed 4-piece bath with a new vanity. The finished basement adds even more space with a large bedroom, a beautiful bathroom with glass shower, & a spacious rec room with built-in bookshelves. Step outside to your private backyard retreat with mature trees, vinyl fencing, three sheds & a great patio for summer BBQs. With shingles done in 2024, vinyl siding, updated windows & a single attached garage, this home blends charm & practicality in a fantastic location close to schools, parks, shopping & dining.



Built in 1956

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430193  |
| Price    | \$438,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 159 Cottonwood Avenue |
| Area        | Sherwood Park         |
| Subdivision | Sherwood Heights      |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 1X8               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Patio, Vinyl Windows |
| Parking Spaces | 3   |
| Parking        | Front Drive Access, Insulated, Single Garage Attached       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Glass Door, Tile Surround  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Pine Street      |
| Middle     | Sherwood Heights |
| High       | Salisbury        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 25          |

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Listing information last updated on April 28th, 2025 at 11:17am MDT