

\$524,998 - 44 Highcliff Road, Sherwood Park

MLS® #E4442483

\$524,998

4 Bedroom, 2.50 Bathroom, 2,069 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Located in the beautiful community of Heritage Hills, this home sits on a large, private lot at the end of a quiet cul-de-sac – an excellent opportunity for someone ready to make a place their own, with solid bones and plenty of potential. The main floor features a bright front living room with massive windows, a kitchen equipped with stainless steel appliances and ample cabinetry, and a family room with a wood-burning fireplace. A main floor bedroom, 2-piece bathroom, and laundry area complete this level. Upstairs, the primary suite includes a walk-in closet and 4-piece ensuite with a soaker tub, along with two additional bedrooms and another full bathroom. The backyard is a standout – mature trees surround the space, offering real privacy and room to create the outdoor setup you’ve been dreaming of. A double attached garage adds to the everyday ease, and the location keeps you close to schools, shopping, trails, and all the amenities Sherwood Park has to offer.

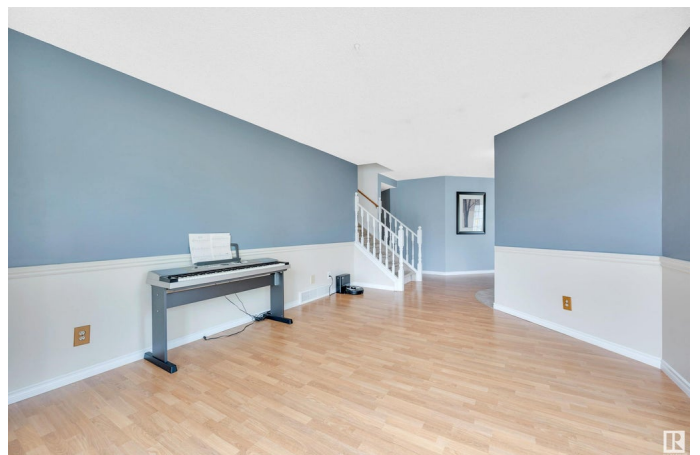
Built in 1989

Essential Information

MLS® # E4442483

Price \$524,998

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,069
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	44 Highcliff Road
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5K9

Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 3
Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on June 16th, 2025 at 3:02pm MDT