

## \$469,975 - 102 Maple Court, Sherwood Park

MLS® #E4451878

### \$469,975

3 Bedroom, 2.00 Bathroom, 1,162 sqft  
Single Family on 0.40 Acres

Sherwood Heights, Sherwood Park, AB

MASSIVE 0.4 ACRE LOT IN SHERWOOD PARK WITH BEAUTIFUL, HUGE, MATURE TREES!! WOW! Very, VERY Rare OPPORTUNITY to Acquire an "Acreage Feeling" 0.4 acre lot in town, with a move-in ready bungalow & single garage in a quiet cul-de-sac! New Flooring and paint in summer 2025. Newer windows, roof and garage door.... YOUR OPTIONS are almost endless for this rare property. Live as-is and enjoy the massive yard, rent it out while you plan to BUILD a DREAM HOME, consider a renovation or even an addition, plan to build a large shop or garage if you'd like! Side entry to the home would provide basement suite access options, if you chose to develop and permit a basement suite. Lots of storage room in the house and a unique basement. Single Garage will fit a truck! Take a look, begin the dreaming and MAKE YOUR PLANS! \*\*\*TURN YOUR DREAM LOT INTO REALITY!

Built in 1959

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451878  |
| Price      | \$469,975 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,162                  |
| Acres          | 0.40                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 102 Maple Court  |
| Area        | Sherwood Park    |
| Subdivision | Sherwood Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 1K8          |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | R.V. Storage, Sprinkler Sys-Underground |
| Parking Spaces | 3                                       |
| Parking        | Single Garage Attached                  |

### Interior

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                     |
| Fireplace    | Yes                                                                                                           |
| Fireplaces   | Brick Facing                                                                                                  |
| Stories      | 2                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | Full, Finished                                                                                                |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

**Additional Information**

Date Listed            August 8th, 2025  
Days on Market      11  
Zoning                Zone 25

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Listing information last updated on August 19th, 2025 at 11:02am MDT