

\$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.

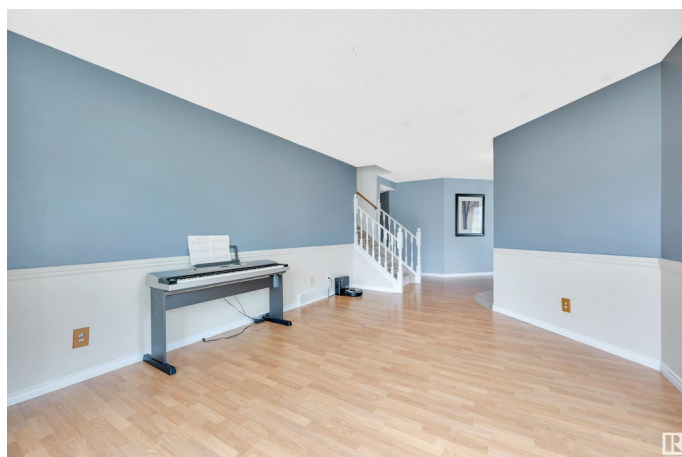
Built in 1989

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 2
Zoning Zone 25

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Listing information last updated on June 15th, 2025 at 7:02pm MDT