

Courtesy Of Fred Clemens Of ComFree

## **\$605,055 - 893 Birch Avenue, Sherwood Park**

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MLS® #E4454357

### **\$605,055**

4 Bedroom, 2.50 Bathroom, 1,237 sqft  
Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

Extensively upgraded with high end finishes throughout this 1,237 sq. ft. bungalow located in the safe, tree-lined community of Maplegrove with a large, fenced yard. Main floor offers 3 bedrooms w/new laminate & tile flooring, 1.5 baths. Kitchen with crown moulding, tile back splash, slow close cupboards, dual-zone fridge, stainless toe-kicks & premium appliances. The fully finished basement has a 4th bedroom w/office space. Cork for warmth & hypoallergenic comfort flooring, fireplace, shower system, heated bidet, pull out-ironing board, cold/exercise room, & walk-in closets. New/updated in 2025 includes - appliances, dual flush toilets, bidet, a washing machine, partial roof, oversized garage w/stainless steel benches, garage door & Wi-Fi opener. Other upgrades include triple-pane windows 2018, furnace 2021, HWT, hidden safe & an expansive dog run or mosquito free outdoor patio w/artificial turf & vinyl privacy fencing in 2024. this property is close to schools, shopping, bus stop, parks, & bike paths.

Built in 1967

### **Essential Information**

MLS® #	E4454357
Price	\$605,055



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	893 Birch Avenue
Area	Sherwood Park
Subdivision	Maplegrove
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1X4

### Amenities

Amenities	Bar, Carbon Monoxide Detectors, Closet Organizers, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Wtr Tank-Energy Star, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Vinyl Windows
Parking	2 Outdoor Stalls, Front/Rear Drive Access, Insulated, Shop, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes

Basement Full, Finished

**Exterior**

Exterior Wood, Stucco, Vinyl  
Exterior Features Fenced, Landscaped, School  
Roof Asphalt Shingles  
Construction Wood, Stucco, Vinyl  
Foundation Block

**Additional Information**

Date Listed August 22nd, 2025  
Days on Market 31  
Zoning Zone 25



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