

## \$519,900 - 784 Birch Avenue, Sherwood Park

MLS® #E4454727

**\$519,900**

4 Bedroom, 2.50 Bathroom, 1,138 sqft

Single Family on 0.00 Acres

Maplegrove, Sherwood Park, AB

This fully renovated 1,140 sq ft bungalow sits on a quiet street & has been upgraded top to bottom. The main floor offers a bright open layout with vinyl plank flooring, pot lighting, & updated fixtures. The kitchen features newer cabinetry, quartz countertops, stainless steel appliances, custom backsplash, coffee bar, & a large island with seating for 4 to 5 & opens to the living room with electric fireplace & spacious dining area. Three bedrooms on the main level include a primary with 2pc ensuite & a fully renovated 3pc main bath with tiled custom shower. Eight-foot doors throughout. The basement features a custom sit-up bar with sink & beverage cooler, family room with gas fireplace & feature wall, 4th bedroom, 4pc bath, & spacious laundry room with sink & upper & lower cabinetry. Custom railings & wood paneling accent the stairs. Outside offers a large deck with gazebo, built-in planters, an insulated double car garage, & a great backyard. Rare, move in ready home - ideal for families!

Built in 1969

### Essential Information

MLS® # E4454727

Price \$519,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,138                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 784 Birch Avenue |
| Area        | Sherwood Park    |
| Subdivision | Maplegrove       |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 2A7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Wall Mount                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 7                 |
| 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 September 2nd, 2025 at 9:17pm MDT