

## \$549,900 - 60 Highcliff Road, Sherwood Park

MLS® #E4439177

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

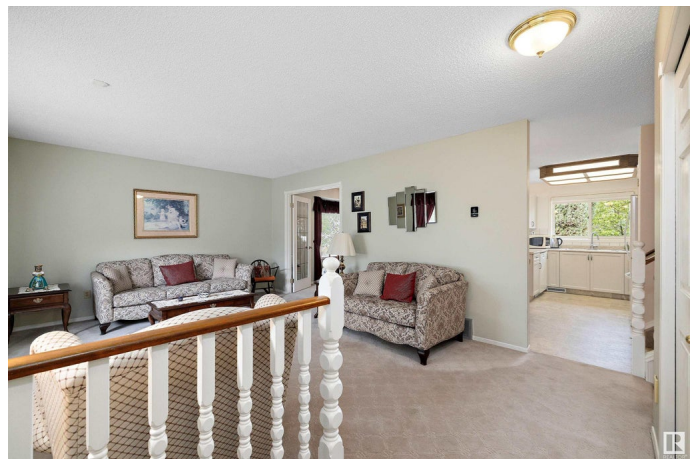
Heritage Hills, Sherwood Park, AB

Ideal family home in a prime location—just steps from Heritage School and backing a scenic walking path! Situated in a quiet cul-de-sac, this well-maintained 4-level split offers 1,200 sq/ft on the top two levels with 3+1 bedrooms and 3 bathrooms. The main floor features a formal living & dining room, plus a bright kitchen with breakfast nook. Upstairs offers 3 bedrooms and 2 baths, including a primary with ensuite. The third level includes a spacious family room w/ feature fireplace, 4th bedroom, and combined bath/laundry. The basement is also finished with a large games area including a pool table a dart board. Recent updates include: A/C, furnace, gas fireplace, resurfaced kitchen cabinets, and deck. Original finishes have been lovingly cared for by the original owners. The fully fenced yard is beautifully landscaped for privacy. Move-in ready with plenty of space for a growing family—this is an excellent opportunity in a family-friendly neighborhood!

Built in 1989

### Essential Information

MLS® #	E4439177
Price	\$549,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	60 Highcliff Road
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5K9

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools

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

**Additional Information**

Date Listed	May 29th, 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 1st, 2025 at 7:32pm MDT