

## \$399,900 - 30 Hazel Street, Sherwood Park

MLS® #E4447489

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Situated along the mature, tree-lined streets of Sherwood Heights, sits this well-kept, bright, and beautiful bungalow. The main floor features 3 large bedrooms, a main bath, a spacious living room, and a open kitchen complete with oak cabinets. There's a sliding patio door off the dining area that leads to the sunroom. This property would be ideal for developing a LEGAL SUITE downstairs. The basement features a SEPARATE ENTRANCE and a professionally engineered and installed STEEL I-Beam, , which opens up the space! Many major upgrades have already been completed, including the roof (2022) and vinyl windows. The meticulously maintained and private backyard features a single detached garage, mature spruce trees, a garden, and a brick patio. Situated on a massive rectangular lot in the heart of Sherwood Park. Close to parks, schools, shopping, and public transportation. With a little bit of updating and cosmetic upgrades, this property would make a great primary residence or investment property.

Built in 1962

### Essential Information

MLS® # E4447489

Price \$399,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,055
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	30 Hazel Street
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1H6

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas, Patio, Vinyl Windows
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 12th, 2025  
Days on Market        1  
Zoning                    Zone 25

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