

## **\$450,000 - 3 Strathcona Place, Sherwood Park**

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MLS® #E4466203

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Westboro, Sherwood Park, AB

**SOLID BUNGALOW!** Excellent central location in Sherwood Park! Within walking distance to parks and schools. This lovely home offers 1200 square feet plus a fully finished basement. Spacious living room with bow window, vaulted ceilings and an open dining area. Enjoy the big kitchen with appliances and generous eating nook. There are 3 bedrooms on the main and a 3 piece bathroom. The basement features a huge family room with flex space, games area, laundry & utility room, storage space, and 3 piece bathroom. **NEWER SHINGLES AND NEWER CENTRAL AIR-CONDITIONING.** Other updates over the years include: Windows, furnace, and vinyl exterior. Awesome **SOUTH FACING** backyard with a powered gazebo (wired for hot-tub) and BBQ with natural gas hook up. **OVERSIZED & HEATED** single garage (16 ft wide x 24 feet deep) and a long extended shared driveway. A great opportunity for a first-time home buyer or investor! Visit REALTOR® website for more information.

Built in 1970

### **Essential Information**

MLS® # E4466203

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,203                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3 Strathcona Place |
| Area        | Sherwood Park      |
| Subdivision | Westboro           |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 1G1            |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Gazebo, Natural Gas BBQ Hookup |
| Parking   | Heated, Over Sized, Single Garage Detached      |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Freezer, Garage Control, Garage Opener, Storage Shed, Window Coverings, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                        |
| Stories      | 2                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

Date Listed                November 19th, 2025  
Zoning                      Zone 25

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Listing information last updated on November 19th, 2025 at 6:17pm MST