



## Sherwood Park Alberta

\$434,900

WELCOME TO 44 IVY CRES. At a price of \$434,900 the value is there! Located in the south-central side of Sherwood Park, where the amenities are endless. NEW shopping centers on Wye Road, Restaurants, a little walk to Roasti Coffee Co, Pickleball Courts, Schools, & more. THE IMPORTANT STUFF: New Underground Sewer Replaced (\$15k), New Hot Water Tank, Roof (2014), main floor Luxury Vinyl Plank throughout, renovated Bathroom (2025), Baseboards & Paint (2025), Fridge with 5 years warranty left. OTHER GREAT STUFF: Heated & Insulated OVERSIZED DOUBLE GARAGE with 220 power, large fully fenced yard with firepit spot, garden boxes, and private (no "fishbowl" feeling of neighbours all around watching you). 3 Bedrooms on the MAIN FLOOR & another 1 Bedroom + Den downstairs along with a BIG FAMILY ROOM. 2 Full Bathrooms too. Great layout with backdoor stairwell, and room for up to 6 vehicles or even a 5th wheel. 45 Days Negotiable. (id:6769)

Family room 4.31 m X 7.67 m

Den 3.24 m X 3.75 m

Bedroom 4 3.92 m X 2.8 m

Utility room 4.03 m X 5.86 m

Living room 3.79 m X 4.43 m

Dining room 2.78 m X 2.84 m

Kitchen 3.79 m X 4.01 m

Primary Bedroom 3.79 m X 3.33 m

Bedroom 2 3.79 m X 2.73 m

Bedroom 3 2.74 m X 2.72 m

Listing Presented By:



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MaxWell Devonshire Realty

<http://www.coreymcewen.com/>

**RE/MAX ELITE**

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