

\$769,900 - 48 Heritage Lake Way, Sherwood Park

MLS® #E4454156

\$769,900

5 Bedroom, 3.50 Bathroom, 2,399 sqft

Single Family on 0.00 Acres

Heritage Hills, Sherwood Park, AB

Impressive renovations & a family friendly floorplan are the main highlights of this 2400 sqft/222.86m2 Heritage Hills 2 storey. Main floor features a welcoming foyer, completely renovated kitchen w/upgraded appliances including gas stove, eating bar, desk/nook & large dining area. Living room w/refaced corner gas fireplace. The main floor laundry, mud & powder rooms complete the main level. Top floor features; bonus room with cathedral ceilings & gas fireplace, bedrooms 2 & 3, renovated main bathroom & primary with walk in closet & 5 piece ensuite. Finished bsmt with family/rec room, bedrooms 4 & 5, 3 pce bath, storage & utility room. 25'2" x 23'10" heated garage. Additional features: brand new vinyl plank throughout main floor & basement, upgraded carpet on top floor, shingles (2021), furnace/H2O tank/central air in 2015, freshly painted, heated flooring in top floor bathrooms & basement. Window coverings incl custom blinds, some motorized. Nicely landscaped, W facing yard w/maintenance free deck.

Built in 2002

Essential Information

MLS® # E4454156

Price \$769,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,399
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	48 Heritage Lake Way
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6A7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Heritage Hills Elementary
Middle	FR Haythorne
High	Bev Facey

Additional Information

Date Listed	August 21st, 2025
Days on Market	12
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 3:47am MDT