

## \$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! Upgrades include the roof, eaves, soffit and fascia (2022), electrical subpanel (2019), and new sewer line. Vinyl windows throughout. 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 some minor cosmetic reno's, this home would make a great primary residence or rental 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        3  
Zoning                    Zone 25

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