

# \$380,000 - 13 Alderwood Crescent, Sherwood Park

MLS® #E4460005

## \$380,000

4 Bedroom, 1.50 Bathroom, 1,163 sqft  
Single Family on 0.00 Acres

Maplewood (Sherwood Park), Sherwood Park,  
AB

Charming bungalow on a quiet crescent in Brentwood, Sherwood Park. This well-maintained home features 3 bedrooms, 1.5 baths, bamboo hardwood, tile kitchen floors, and updated windows. The bright kitchen has patio doors leading to a large, private yard with mature trees, a moveable gate for privacy, and a removable shed. The fully finished basement includes a den, workshop, and 4th bedroom. Upgrades include a ~12-year-old roof (30-year shingles), mid-efficiency furnace with new blower motor (1.5 yrs ago), high-capacity hot water tank (5~6 yrs), and updated kitchen cabinetry. Located near parks, schools, trails, shopping, and more. All standard appliances included. A great opportunity in a family-friendly neighborhood.



Built in 1971

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460005  |
| Price      | \$380,000 |
| Lease Rate | \$14      |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 13 Alderwood Crescent     |
| Area        | Sherwood Park             |
| Subdivision | Maplewood (Sherwood Park) |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8A 0K4                   |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Front Drive Access |

### Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 2                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | Full, Finished                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 3                    |

## Zoning

## Zone 25

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Listing information last updated on October 2nd, 2025 at 10:18am MDT