

## \$500,000 - 537 Village Drive, Sherwood Park

MLS® #E4446015

**\$500,000**

4 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Village on the Lake, Sherwood Park, AB

Just 100 yards from the water in Village on the Lake, this four-level split offers over 2,000 sq ft of space! Triple-pane windows, fresh vinyl plank, carpet, paint, siding, architectural shingles, 2 tone kitchen with 40 inch cabinets, granite, stainless steel, and sod handle the big upgrades. A sun-lit living room steps up to the dining area; One level down sits a family room with a cozy wood-burning fireplace, large fourth bedroom, two-piece bath, and direct entry to the attached double garage. Upstairs: a large primary bedroom with vaulted ceilings & ensuite, two additional bedrooms, and a 3rd bath! The lowest level adds a den/flex room, laundry, and extra storage. Outside, a large deck looks over the fenced pie lot. Parks, schools, and shopping are easily within walking distance there is quick access to Wye Road and Anthony Henday!

Built in 1981

### Essential Information

MLS® #	E4446015
Price	\$500,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,475



Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	537 Village Drive
Area	Sherwood Park
Subdivision	Village on the Lake
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4K7

### Amenities

Amenities	Deck, No Animal Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Westboro
Middle	Sherwood Heights
High	Salisbury

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	4
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 July 6th, 2025 at 1:32pm MDT