

# \$344,999 - 869 Village Mews, Sherwood Park

MLS® #E4450935

## \$344,999

3 Bedroom, 1.50 Bathroom, 1,139 sqft  
Single Family on 0.00 Acres

Village on the Lake, Sherwood Park, AB

In the heart of Sherwood Park, this beautifully renovated duplex blends comfort, style & function. Enjoy a sleek modern kitchen with newer cabinetry, generous counters, updated bathrooms, energy-efficient windows, & a high-efficiency furnace. Upstairs boasts 3 spacious bedrooms including a king-sized primary suite with ample closet space, plus a full 4-piece bath. The bright main level offers an open living/dining area, large kitchen, & a handy 2-piece bath. The fully finished basement expands your living space with a cozy rec room, versatile den, laundry & storage. Outside, a free-standing deck with a charming gazebo lets you enjoy the outdoors—even when it rains. Ideal for first-time buyers or savvy investors, this home delivers lasting value in a sought-after location.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450935  |
| Price          | \$344,999 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,139     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 869 Village Mews    |
| Area        | Sherwood Park       |
| Subdivision | Village on the Lake |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4L9             |

### Amenities

|               |                                                                         |
|---------------|-------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Gazebo, No Smoking Home, Racquet Courts, Tennis Courts |
| Parking       | 2 Outdoor Stalls                                                        |
| Is Waterfront | Yes                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                                                                         |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Picnic Area, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                                                                    |
| Construction      | Wood, Metal                                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

Days on Market 46

Zoning Zone 25

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