

\$659,000 - 447 Forrest Drive, Sherwood Park

MLS® #E4439226

\$659,000

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.16 Acres

Forrest Greens, Sherwood Park, AB

Corner 2,340+ Sq.Ft house tucked away in a quiet cul-de-sac in desirable Forrest Greens, this custom-built bi-level offers the perfect blend of space, upgrades, and location. Enjoy RV parking, plus 3-4 car driveway and an oversized heated garage for 2-3 vehicles with hot/cold taps and floor drain. The main level features hardwood flooring, vaulted ceilings, gas fireplace, granite kitchen with eat-at island, and an extra-long walk-in pantry. A main-floor bedroom with full bath, while upstairs the private primary suite includes a walk-in closet and air jet tub. The fully finished basement offers 9' ceilings, two oversized bedrooms, full bath, and a family room. Outside, enjoy a large deck, patio, and fire-pit ideal for entertaining. Includes central A/C, TV unit/workshop in the Garage, a Combi-Boiler for on-demand hot water and in-floor heating, and an in-built music system with speakers throughout the home. Steps from Strathcona Athletic Park, walking trails, schools, shopping, cinema, and more.



Built in 2006

Essential Information

MLS® #	E4439226
Price	\$659,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,668
Acres	0.16
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	447 Forrest Drive
Area	Sherwood Park
Subdivision	Forrest Greens
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6L2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks, Microwave Hood Fan-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 28th, 2025
Days on Market	19
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 June 16th, 2025 at 9:02pm MDT