Courtesy Of Amy Van Dyk Of Royal LePage Prestige Realty

$498,500 - 61 Spruce Avenue, Sherwood Park

MLS® #E4456924

$498,500
3 Bedroom, 2.00 Bathroom, 1,040 sqft
Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Welcome to this well-maintained bi-level in the heart of Sherwood Heights, complete with a legal, permitted basement suite. The main level features an open-concept kitchen and living area, a renovated 3 pce bath (2019), and a large primary bdrm with sliding doors to the back deck, and a 2nd spacious bdrm. The lower level offers a 4 pce bath, large bdrm, second kitchen, and separate laundry, perfect for extended family or rental income. Off the rec room, a bright sunroom provides additional living space and access to the attached garage. Each suite has its own washer/dryer and heating (upstairs gas, downstairs electric). Major updates include: New eavestrough (2024), siding & brick (2021), tankless water heater (2020), Lorex camera system (2020), new front windows with transferrable warranty (2023), upstairs appliances (2019), and downstairs fridge & dryer (2024). Roofs: house (15 yrs), garage (10 yrs). RV parking with 30-amp service completes this move-in ready property with excellent income potential!

Built in 1959

Essential Information

MLS® #	E4456924
Price	$498,500
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	61 Spruce Avenue
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2B7

Amenities

Amenities	See Remarks
Parking	Single Carport, Single Garage Attached

Interior

Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Electric, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	37
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 16th, 2025 at 2:17am MDT