

## \$769,000 - 17 Birkshire Crescent, Sherwood Park

MLS® #E4461870

**\$769,000**

4 Bedroom, 3.00 Bathroom, 2,291 sqft

Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Welcome to Hillshire, where modern elegance meets everyday comfort! This stunning 2,291 sq ft 2-storey home offers 4 spacious bedrooms, 3 baths, and a separate side entrance. The heart of the home is the open-concept main floor, featuring a sleek kitchen with a walk-through pantry and direct garage access—ideal for busy mornings and grocery hauls. The great room and dining area are tailor-made for hosting. Upstairs, unwind in your private primary retreat with a spa-inspired 5-piece ensuite and walk-in closet. A large central bonus room creates the perfect hangout, while the upstairs laundry with extra storage makes life easy. With a FULL appliance package ready to install and immediate possession available, this home blends style, space, and convenience in one unforgettable package. Don't miss your chance to live in one of Sherwood Park's most sought-after communities!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461870  |
| Price      | \$769,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,291                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Birkshire Crescent |
| Area        | Sherwood Park         |
| Subdivision | Hillshire             |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8B 0C6               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas                                                             |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Insert                                                                                |
| Stories           | 2                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Block, Stone, Hardie Board Siding                       |
| Exterior Features | Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                        |
| Construction      | Block, Stone, Hardie Board Siding                       |
| Foundation        | Slab                                                    |

### Additional Information

Date Listed            October 12th, 2025

Days on Market      17

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 October 29th, 2025 at 2:32pm MDT