

\$549,900 - 60 Highcliff Road, Sherwood Park

MLS® #E4439177

\$549,900

4 Bedroom, 2.50 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

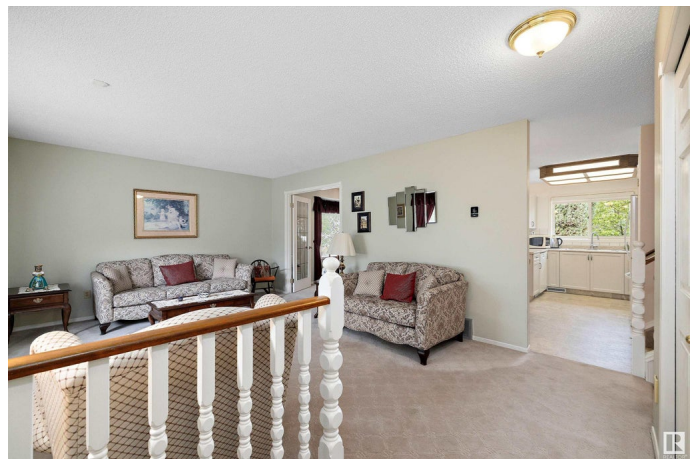
Heritage Hills, Sherwood Park, AB

Ideal family home in a prime location—just steps from Heritage School and backing a scenic walking path! Situated in a quiet cul-de-sac, this well-maintained 4-level split offers 1,200 sq/ft on the top two levels with 3+1 bedrooms and 3 bathrooms. The main floor features a formal living & dining room, plus a bright kitchen with breakfast nook. Upstairs offers 3 bedrooms and 2 baths, including a primary with ensuite. The third level includes a spacious family room w/ feature fireplace, 4th bedroom, and combined bath/laundry. The basement is also finished with a large games area including a pool table a dart board. Recent updates include: A/C, furnace, gas fireplace, resurfaced kitchen cabinets, and deck. Original finishes have been lovingly cared for by the original owners. The fully fenced yard is beautifully landscaped for privacy. Move-in ready with plenty of space for a growing family—this is an excellent opportunity in a family-friendly neighborhood!

Built in 1989

Essential Information

MLS® #	E4439177
Price	\$549,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,291
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	60 Highcliff Road
Area	Sherwood Park
Subdivision	Heritage Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5K9

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	3
Zoning	Zone 25

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Listing information last updated on June 1st, 2025 at 9:17am MDT