



**Sherwood Park** **Heritage Point** **LP:** **\$629,000**  
 90 Highland WY T8A 5J6 **SP:** **M**

**Listing ID #** E4478249  
**Building Type** Detached Single Family  
**Style** 1 and Half Storey  
**Year Built** 1989  
**Full Baths** 3  
**Half Baths** 1  
**Total Baths** 3.1  
**Tot Flr AG SqFt** 2,290.90

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 5  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 212.83

**ACTIVE**

**URL-Virtual Tour**

Pride of ownership is evident the moment you arrive at this exceptionally well maintained 1½ storey home, ideally located in a quiet exclusive cul-de-sac backing onto green space on a large pie-shaped lot. Offering 2291 sqft with 3+2 bedrooms, this open concept home showcases quality updates including beautiful maple hardwood floors. The kitchen opens to the eating area & welcoming family room highlighted by a wood burning heater fireplace adding warmth & character. A convenient main floor laundry/mudroom includes built-in cabinetry. The spacious primary bedroom features a 6pc ensuite & vaulted ceilings. The fully finished basement offers 2 bedrooms, a 3pc bath & spacious family/rec room with new flooring & paint. The 24'x24' attached garage features epoxy floors. Outside enjoy the updated two-tier maintenance free deck & beautifully landscaped yard with fruit trees & garden boxes. Upgrades include shingles, triple-pane windows, furnace & hot water on demand. A truly turnkey family home.

**Directions**

Living Room	3.78x4.92	M	Bedroom 3	4.15x3.00	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.37x3.95	M	Bedroom 4	3.65x3.63	B	1	2	M	No	Main		
Kitchen	3.82x3.25	M	Bedroom	2.93x3.59	B	2	3	B	No	Upper		
Family Room	5.13x3.78	M	Laundry Room	3.08x3.17	M	3	4	U	No	Above Grd		
Den			Recreation Room	3.15x5.04	B	4	6	U	Yes	Lower		
Bonus Room			Second Family	4.92x3.34	B	5				Below Grd		
Primary Bedrm	4.61x3.65	U				6				Tot Flr AG	212.83	2,290.90
Bedroom 2	4.14x2397	U				7				# Finished	2	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Cedar Shakes  
**Exterior** Brick  
**Flooring** Hardwood  
**Features** Deck, No Animal Home, No Smoking Home, Vaulted Ceiling

**Construction** Wood Frame  
**Basement** Full / Fully Finished  
**Separate Ent**  
**2nd Suite** No **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** Pie Shaped **Front Exposure** West  
**Lot Size SqM** **F x D (m)** x  
**Zoning**  
**Tax Amount** \$4,245.53 / 2025  
**Conform Type**  
**Conform Year**

**Goods Incl** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Countertop Inductn

**Goods Excl**

**Warranty**

**Site Features** Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Parking** Double Garage Attached

**Road Access** Paved Driveway to House

**Park Encl/Tot** /

**Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	