



Sherwood Park		Heritage Hills	LP:	\$549,000
50 Hillside CR		T8A 5E1	SP:	
Listing ID #	E4461713			
Building Type	Detached Single Family			
Style	Bungalow			
Year Built	1986			
Full Baths	3			
Half Baths	0			
Total Baths	3.0			
Tot Flr AG SqFt	1,860.02			
Sold Date				
Bedrooms Above	3			
Bedrooms Total	5			
Basement	Full			
Basement Dev	Fully Finished			
Tot Flr AG SqM	172.80			

ACTIVE

Welcome to this clean and spacious 1,860 sqft bungalow perfectly situated on a quiet crescent backing onto a park in desirable Heritage Hills - an ideal place to raise a family. The main floor features beautiful hardwood flooring throughout and a bright family room highlighted by a cozy gas fireplace. There is also a formal living room and dining room, offering additional space for gatherings and entertaining. The kitchen provides plenty of room for everyday living, while three main-floor bedrooms include a generous primary suite with a walk-in closet and a 4pc ensuite featuring a relaxing jacuzzi tub. The fully developed basement adds excellent living space with two additional bedrooms, a 3pc bathroom, and ample room for recreation or guests. Notable updates include an upgraded furnace (2024) and hot water tank.

Directions

Living Room	M	Bedroom 3	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	M	Bedroom 4	B	1	3	M	No	Main		
Kitchen	M	Bedroom	B	2	3	B	No	Upper		
Family Room	M	Second Family	B	3	4	M	Yes	Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	M			6				Tot Flr AG	172.80	1,860.02
Bedroom 2	M			7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame		
Heat Type	Forced Air-2	Basement	Full	/	Fully Finished
Foundation	Concrete	Separate Ent			
Roof Type	Asphalt Shingles	2nd Suite	No	Permit By Seller	
Exterior	Brick, Vinyl	Garage Suite	Permit		
Flooring	Carpet, Ceramic Tile, Hardwood	Garden Suite	Permit		
Features	Deck	Lot Shape	Irregular	Front Exposure	North
		Lot Size SqM		F x D (m)	x
		Zoning			
		Tax Amount	\$4,178.85	/	2025
		Conform Type			
		Conform Year			
Goods Incl	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer				
		Goods Excl			
		Warranty			
		Fireplace	Yes		
		FP Fuel	Wood		
		FP Type	Brick Facing		
		HOA Y/N	No		
		HOA Fee/Schd	/		
		HOA Fee Incls			
Site Features	Backs Onto Park/Trees, Fenced, Public Transportation, Schools, Shopping Nearby				
Parking	Double Garage Attached				

Road Access	Paved Driveway to House	Park Encl/Tot	/	Garage Dim
Condo Name		Floor Location		Floor#
Condo Fee	Fee Schedule	#Floors in Build		Elevator
Fee Includes		Balcony/Terrace		Min Age
		Titled Storage		
		Parking Type		
		Unit Exposure		