



Sherwood Park
784 Birch AV

Maplegrove
T8A 2A7

LP: \$519,900
SP:

ACTIVE

Listing ID #
Building Type
Style
Year Built
Full Baths
Half Baths
Total Baths
Tot Flr AG SqFt

E4454727
Detached Single Family
Bungalow
1969
2
1
2.1
1,137.97

Sold Date
Bedrooms Above
Bedrooms Total
Basement
Basement Dev
Tot Flr AG SqM

3
4
Full
Fully Finished
105.72

This fully renovated 1,140 sq ft bungalow sits on a quiet street & has been upgraded top to bottom. The main floor offers a bright open layout with vinyl plank flooring, pot lighting, & updated fixtures. The kitchen features newer cabinetry, quartz countertops, stainless steel appliances, custom backsplash, coffee bar, & a large island with seating for 4 to 5 & opens to the living room with electric fireplace & spacious dining area. Three bedrooms on the main level include a primary with 2pc ensuite & a fully renovated 3pc main bath with tiled custom shower. Eight-foot doors throughout. The basement features a custom sit-up bar with sink & beverage cooler, family room with gas fireplace & feature wall, 4th bedroom, 4pc bath, & spacious laundry room with sink & upper & lower cabinetry. Custom railings & wood paneling accent the stairs. Outside offers a large deck with gazebo, built-in planters, an insulated double car garage, & a great backyard. Rare, move in ready home - ideal for families!

Directions

Living Room	3.74x4.83	M	Bedroom 3	3.24x3.63	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.99x2.64	M	Bedroom 4	3.25x3.11	B	1	2	M	Yes	Main		
Kitchen	3.43x6.10	M	Laundry Room	4.17x2.63	B	2	3	M	No	Upper		
Family Room	3.89x6.11	B				3	4	B	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.94x3.25	M				6				Tot Flr AG	105.72	1,137.97
Bedroom 2	3.07x2.58	M				7				# Finished	2	

Heat Source
Heat Type
Foundation
Roof Type
Exterior
Flooring
Features

Natural Gas
Forced Air-1
Concrete
Asphalt Shingles
Brick, Vinyl
Carpet, Vinyl Plank
Air Conditioner, Deck

Construction
Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM
Zoning
Tax Amount
Conform Type
Conform Year
Goods Excl

Wood Frame
Full / Fully Finished

No

Irregular

\$2,864.11 / 2024

Permit By Seller
Permit
Permit
Front Exposure
F x D (m)
Northwest
x

Goods Incl

Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Hot Tub

Warranty

Fireplace
FP Fuel
FP Type

HOA Y/N
HOA Fee/Schd
HOA Fee Incls

Yes
Electric, Gas
Wall Mount

No
/

Site Features

Fenced, Landscaped

Parking

Double Garage Detached

Road Access	Paved	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		