

## \$475,000 - 103 Larch Court, Sherwood Park

MLS® #E4436552

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,086 sqft

Single Family on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Acreage living in the heart of Sherwood Park! This charming 4-bed, 2-bath 4-level split sits on a massive 1181 m<sup>2</sup> lot on a quiet cul-de-sac. The bright main level features a cozy living room with gas fireplace and wall of south-facing windows, plus a galley kitchen and dining area with patio doors to a huge two-tier deck. Three levels are finished, including an upper level with 3 bedrooms, full bath, and a unique landing perfect for musical moments. The third (lower) level offers a 4th bedroom, rec room, and second full bath. The 4th level is unfinished basement and offers laundry and excellent storage. The expansive yard boasts 2 sheds (one ideal as a workshop), a firepit, and space to play or relax. The attached single garage is so nice youâ€™ll be tempted to use it as a gym, and the exposed aggregate driveway offers plenty of parking. Steps from Campbelltown fields, and a short walk to the future Sherwood Heights Kâ€™9 school, rink, and pickleball courts!

Built in 1960

### Essential Information

MLS® # E4436552

Price \$475,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	103 Larch Court
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 1L8

### **Amenities**

Amenities	Deck, Fire Pit, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 15th, 2025  
Days on Market      5  
Zoning                Zone 25

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