

# \$409,900 - 1036 Moyer Drive, Sherwood Park

MLS® #E4449625

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,164 sqft  
Single Family on 0.00 Acres

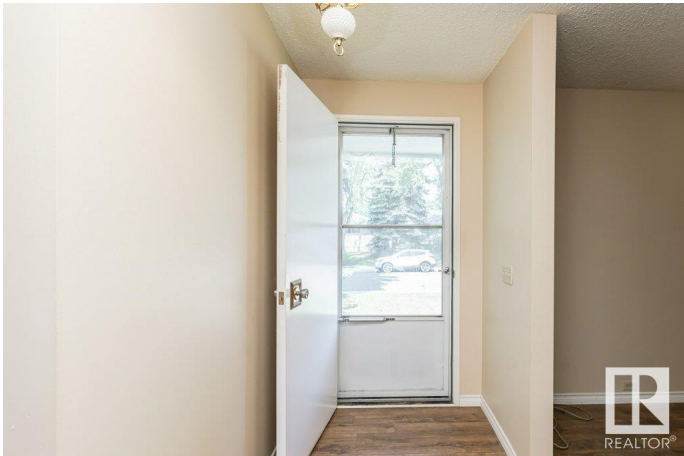
Westboro, Sherwood Park, AB

Here is your chance to purchase a property in the sought after Westboro neighborhood and turn it into a great home. This 1160 sf bungalow is waiting for someone to give it a new life. Shingles are a few years old. Furnace was replaced in 2021 and Hotwater tank in 2024. New flooring on main level a few years ago. There is a summer kitchen in the basement along with a bedroom and 3 pc bathroom. The carpet has been removed in the rec room. 23x23 detached garage and a shed complete the property. Bring your imagination and working clothes. This is definately a caterpillar waiting to be the butterfly with your help!

Built in 1970

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449625               |
| Price          | \$409,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,164                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1036 Moyer Drive |
| Area        | Sherwood Park    |
| Subdivision | Westboro         |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 1E6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Hood Fan, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, See Remarks                                                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Metal                      |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Metal                      |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 25         |

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Listing information last updated on August 4th, 2025 at 1:02pm MDT