

## \$405,000 - 530 Alder Avenue, Sherwood Park

MLS® #E4446244

### \$405,000

4 Bedroom, 2.00 Bathroom, 1,058 sqft

Single Family on 0.00 Acres

Maplewood (Sherwood Park), Sherwood Park,  
AB

This 4 bedroom 2 bath house is located in a fantastic neighbourhood in Sherwood Park. Close to schools. This house will be great for an investor or someone to put some sweat equity into it. It has a finished basement, big backyard and an oversized single garage.

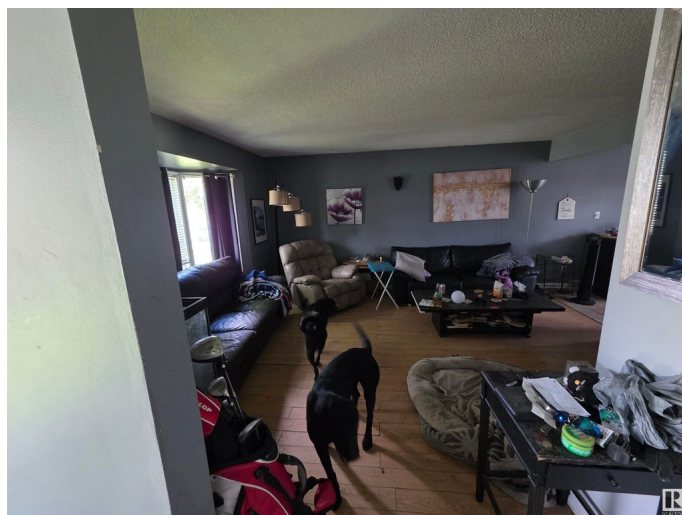
Built in 1970

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446244               |
| Price          | \$405,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,058                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 530 Alder Avenue          |
| Area        | Sherwood Park             |
| Subdivision | Maplewood (Sherwood Park) |



|             |               |
|-------------|---------------|
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8A 1T2       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Single Garage Detached |

### **Interior**

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Stucco, Vinyl          |
| Exterior Features | Fenced, Golf Nearby, Schools |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Stucco, Vinyl          |
| Foundation        | Concrete Perimeter           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 25        |

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Listing information last updated on August 1st, 2025 at 5:02am MDT