

## \$294,900 - 749 Village Drive, Sherwood Park

MLS® #E4440510

**\$294,900**

3 Bedroom, 1.50 Bathroom, 1,142 sqft

Condo / Townhouse on 0.00 Acres

Village on the Lake, Sherwood Park, AB

Fantastic starter home or investment property!

This well-kept END unit is quietly located at the back of the Beacon Hill complex, offering added privacy and a peaceful setting.

Numerous updates over the years include flooring, appliances, furnace, windows, exterior doors, and fencing. The bright, white kitchen and both bathrooms were refreshed approximately 15 years ago and remain in great shape. The upper level offers 3 spacious bedrooms and a full bath, while the main level includes a comfortable living area, dining space, and convenient half bath. The basement is partially finished with a large rec room—perfect for a playroom, gym, or media space. Enjoy summer evenings on the private deck, and benefit from 2 assigned parking stalls just out front. This well-managed complex is close to schools, shopping, parks, and public transit. A great opportunity for homeowners or investors alike!

Built in 1980

### Essential Information

MLS® #	E4440510
Price	\$294,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,142
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	749 Village Drive
Area	Sherwood Park
Subdivision	Village on the Lake
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4H9

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	No Garage, Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 25
Condo Fee	\$393

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