

## \$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

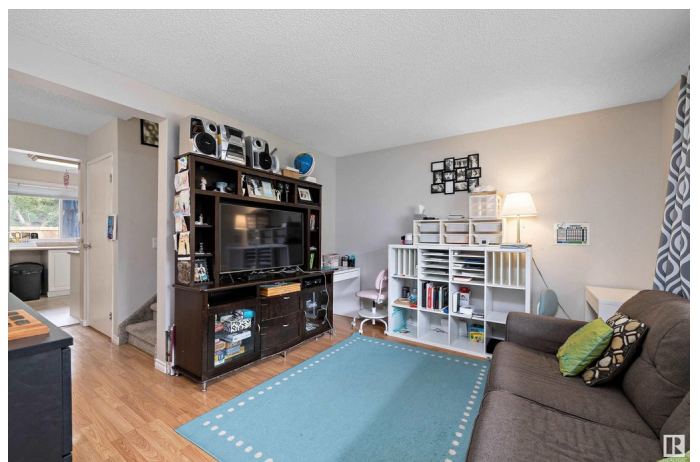
Village on the Lake, Sherwood Park, AB

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 | 11             |
| Zoning         | Zone 25        |
| Condo Fee      | \$393          |

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Listing information last updated on June 16th, 2025 at 7:17am MDT