

\$448,500 - 13 Rosewood Place, Sherwood Park

MLS® #E4465436

\$448,500

3 Bedroom, 2.50 Bathroom, 1,222 sqft
Single Family on 0.00 Acres

Maplewood (Sherwood Park), Sherwood Park,
AB

Welcome to this inviting 1,200 sq. ft. bungalow nestled on a peaceful cul-de-sac in Maplegrove. This well-maintained home features 3 spacious bedrooms and 1.5 bathrooms, large living room with a wood burning fireplace, formal dining room, & a modern kitchen on the main floor, plus a fully finished basement offering a 4-piece bath, three additional rooms, a bar area with fridge and speakers, recreation room, cold room, and even a sauna for ultimate relaxation. 2 furnaces and central air. Outside, enjoy a beautifully landscaped yard with private patio, cherry, apple, and Goji berry trees, perfect for gardening or entertaining. The property also boasts a heated, insulated, oversized double detached garage—ideal for hobbyists or extra storage. Located close to parks, schools, and amenities, this property offers a wonderful opportunity to live in a quiet, established neighborhood with plenty of character.

Built in 1972

Essential Information

MLS® #	E4465436
Price	\$448,500
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13 Rosewood Place
Area	Sherwood Park
Subdivision	Maplewood (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 2H3

Amenities

Amenities	On Street Parking, Bar, Greenhouse, Patio, Sauna; Swirlpool; Steam
Parking Spaces	4
Parking	Double Garage Detached, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-S Landscaped, Playground I Transportation, Schools, Sho
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Westboro Elementary
Middle	Sherwood Heights

Additional Information

Date Listed	November 12th, 2025
Zoning	Zone 25



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