

## \$769,000 - 17 Birkshire Crescent, Sherwood Park

MLS® #E4461870

**\$769,000**

4 Bedroom, 3.00 Bathroom, 2,291 sqft  
Single Family on 0.00 Acres

Hillshire, Sherwood Park, AB

Welcome to Hillshire, where modern elegance meets everyday comfort! This stunning 2,291 sq ft 2-storey home offers 4 spacious bedrooms, 3 baths, and a separate side entrance. The heart of the home is the open-concept main floor, featuring a sleek kitchen with a walk-through pantry and direct garage access—ideal for busy mornings and grocery hauls. The great room and dining area are tailor-made for hosting. Upstairs, unwind in your private primary retreat with a spa-inspired 5-piece ensuite and walk-in closet. A large central bonus room creates the perfect hangout, while the upstairs laundry with extra storage makes life easy. With a FULL appliance package ready to install and immediate possession available, this home blends style, space, and convenience in one unforgettable package. Don't miss your chance to live in one of Sherwood Park's most sought-after communities!

Built in 2025

### Essential Information

MLS® #	E4461870
Price	\$769,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,291
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17 Birkshire Crescent
Area	Sherwood Park
Subdivision	Hillshire
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8B 0C6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Block, Stone, Hardie Board Siding
Exterior Features	Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Block, Stone, Hardie Board Siding
Foundation	Slab

### Additional Information

Date Listed           October 12th, 2025

Days on Market     1

Zoning               Zone 25

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