

# \$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<br>Landscaped, Playground I<br>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 |
| Days on Market | 4                   |
| Zoning         | Zone 25             |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 2:47am MST