

## \$659,000 - 447 Forrest Drive, Sherwood Park

---

MLS® #E4439226

**\$659,000**

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.16 Acres

Forrest Greens, Sherwood Park, AB

Corner 2,340+ Sq.Ft house tucked away in a quiet cul-de-sac in desirable Forrest Greens, this custom-built bi-level offers the perfect blend of space, upgrades, and location. Enjoy RV parking, plus 3-4 car driveway and an oversized heated garage for 2-3 vehicles with hot/cold taps and floor drain. The main level features hardwood flooring, vaulted ceilings, gas fireplace, granite kitchen with eat-at island, and an extra-long walk-in pantry. A main-floor bedroom with full bath, while upstairs the private primary suite includes a walk-in closet and air jet tub. The fully finished basement offers 9' ceilings, two oversized bedrooms, full bath, and a family room. Outside, enjoy a large deck, patio, and fire-pit ideal for entertaining. Includes central A/C, TV unit/workshop in the Garage, a Combi-Boiler for on-demand hot water and in-floor heating, and an in-built music system with speakers throughout the home. Steps from Strathcona Athletic Park, walking trails, schools, shopping, cinema, and more.



Built in 2006

### Essential Information

MLS® #	E4439226
Price	\$659,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,668
Acres	0.16
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	447 Forrest Drive
Area	Sherwood Park
Subdivision	Forrest Greens
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 6L2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks, Microwave Hood Fan-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	19
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 June 16th, 2025 at 4:32pm MDT