Single Family | **103 ACACIA CO** | **ACTIVE** | **LP: $380,000**

E4510731 | **SP:**



Region	Strathcona	**Building Type**	Detached Single Family
Area/City	Sherwood Park	**Style**	Bungalow
Community	Sherwood Heights	**Year Built**	1958
Postal Code	T8A 1K7	**Effective Year Built**	
Tax Amount / Year	$2,815.53 / 2025		

URL-Brochure
URL-Virtual Tour

Full Bath on Main	Yes	**Total Floor Area SF**	1,044.11	**Total Floor Area m2**	97.00
Half Baths	0	**Total Bedrooms**	4	**Additional Rooms**	0
Full Baths	1	**Beds Above Grade**	3	**Other Rooms**	Laundry Room, Second Family Room
Total Ensuites	0	**Rooms Above Grade**	5		

Sherwood Heights bungalow with a smart layout and a huge 65x120 lot, plus a unique pull-through attached double garage! Located on a quiet cul-de-sac, just a short walk from parks and schools, plus town center and Broadmoor Lake. Stepping into the home you'll find a sunny living room with hardwood floors and a big picture window, and a smart kitchen with built-in storage, vinyl plank floors and a window overlooking the yard. The main floor offers 3 large bedrooms including a spacious primary, plus a modern bathroom with a tub/shower. The basement is partly finished with two large family room areas, a 4th bedroom, a laundry room and lots of space for storage, plus a setup for a future full bathroom. Outside you'll find an enormous backyard with a covered patio on a massive 7800sqft lot. The attached garage is a pull-through tandem double with overhead doors at the front and back – perfect for a dream workshop or storing ATVs or other toys. Recent upgrades include furnace (2022), roof (2023) and HWT (2019).

Front Exposure	Northwest	**Basement**	Full
Property Condition		**Basement Development**	Partly Finished
Construction Type	Wood Frame	**Separate Entrance**	No
FOUNDATION	Concrete	**Entry at Grade Level Basement**	No
EXTERIOR	Vinyl	**Second Suite Y/N**	No
ROOF TYPE	Asphalt Shingles	**Second Suite Permit by Seller**	
FLOORING	Hardwood, Vinyl Plank	**Garage Suite Y/N**	
HEATING TYPE	Forced Air-1	**Garage Suite Permit by Seller**	
HEATING SOURCE	Natural Gas	**Garden Suite Y/N**	
Fireplace Y/N		**Garden Suite Permit By Seller**	
		Zero Lot Line	No
		Lot Shape	Rectangular
		HOA Fee Y/N	N
		HOA Payment Schedule	
		HOA Fee Amount	
		HOA Fee Includes	

School Bus	Y	**Days On Market**	38
Elementary School		**Sold Date**	
Junior High School			
Senior High School			

GOODS INCLUDED	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Washer, All Window Coverings, See Remarks, TV Wall Mount
Attached Goods Excluded	
LAUNDRY FEATURES	In Basement
Remodelled Year	
AMENITIES/FEATURES	See Remarks
SITE INFLUENCES	Cul-De-Sac, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks

Condo Name	
Condo Type	
RESTRICTIONS	Utility Right Of Way
Condo Fee	
Condo Fee Payment Sched	
Minimum Age	
Property Management	
Property Management Phone	

Floor Number		**Balcony/Terrace**	
Floor Location		**Elevator Y/N**	
Total Floors (of Bldg)		**End Unit Y/N**	
Total Units			
Reserve Fund Study Y/N			
Reserve Fund Amount			
Reserve Fund Date			

Garage Y/N	Yes
Enclosed Parking	2
Total Parking	
PARKING	Double Garage Attached, Tandem
# Titled Parking Stalls	
# Titled Storage Units	
ROAD ACCESS	Paved