

## \$440,000 - 2 Eagle Drive, Sherwood Park

MLS® #E4449484

**\$440,000**

4 Bedroom, 2.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park, AB

This updated bungalow sits on a mature corner lot in Brentwood and showcases thoughtful upgrades throughout, creating a bright, modern interior. New flooring, tile, paint, and finishes complement the inviting main floor, which features a spacious family room with large windows and a wood-burning fireplace that opens to the living room. The stylish kitchen offers stainless steel appliances and an eat-in dining area with patio doors leading to the west-facing backyard. Three bedrooms and a 4-piece bathroom complete the main level. The finished basement includes a generous rec room and a mini bar with sink—perfect for movie nights or hosting guests, additional bedroom and updated 3-piece bath. Outdoor entertaining is a breeze with a large deck, covered patio with bar and large backyard. An oversized single detached garage and 2 driveways provide ample parking. Located close to schools, playgrounds, shopping, and public transit, this home offers both comfort & convenience in a family-friendly neighbourhood.

Built in 1966

### Essential Information

MLS® # E4449484

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,280                  |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2 Eagle Drive             |
| Area        | Sherwood Park             |
| Subdivision | Brentwood (Sherwood Park) |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8A 0E2                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                |
| Stories      | 2                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed                July 23rd, 2025  
Days on Market        9  
Zoning                    Zone 25

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