

# \$601,990 - 1091 Old Man Creek Boulevard, Sherwood Park

MLS® #E4462871

**\$601,990**

4 Bedroom, 2.50 Bathroom, 2,438 sqft

Single Family on 0.00 Acres

Hearthstone (Strathcona), Sherwood Park, AB

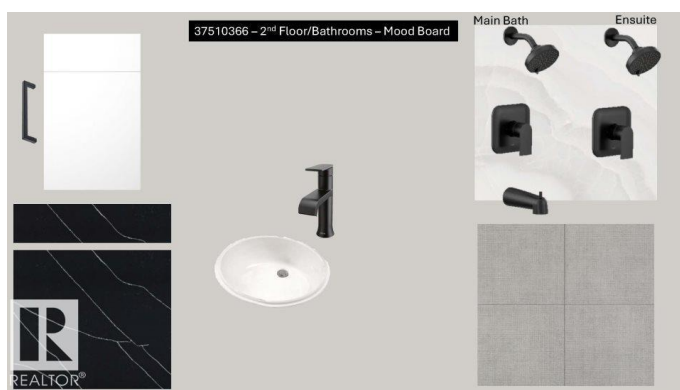
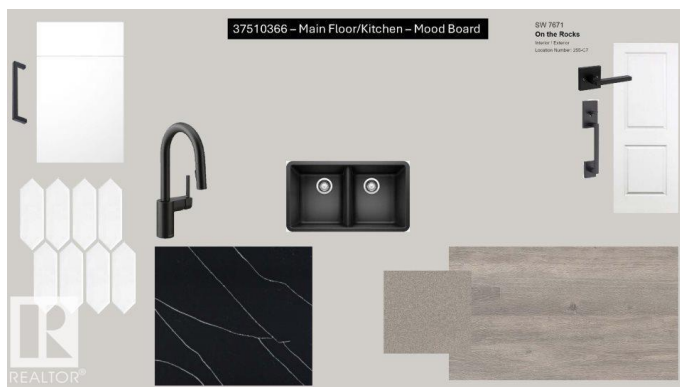
**QUICK POSSESSION!! Brand New Home!**

This stunning NORQUAY detached home offers 9' ceilings throughout, 4 bedrooms and 2.5 half bathrooms! The open concept and inviting main floor features half bath and den. The kitchen is a cook's paradise, with included kitchen appliances, quartz countertops, waterline to fridge and pantry. Upstairs, the house continues to impress with a bonus room, walk-in laundry, full bath, and 4 bedrooms. The primary is a true oasis, complete with a walk-in closet and luxurious ensuite with double sinks. Enjoy the added benefits of this home with its double attached garage, side entrance, basement bathroom rough ins and front yard landscaping. Enjoy access to amenities including a playground and close access to schools, shopping, commercial, and recreational facilities, sure to compliment your lifestyle! **QUICK POSSESSION!**

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462871  |
| Price     | \$601,990 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,438                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1091 Old Man Creek Boulevard |
| Area        | Sherwood Park                |
| Subdivision | Hearthstone (Strathcona)     |
| City        | Sherwood Park                |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T8H 3B4                      |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Partially Landscaped, Playground Nearby, Ravine View, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 19th, 2025

Days on Market                7

Zoning                            Zone 25

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Listing information last updated on October 26th, 2025 at 8:17pm MDT