

## \$418,500 - 1114 Moyer Drive, Sherwood Park

MLS® #E4439741

**\$418,500**

4 Bedroom, 1.50 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

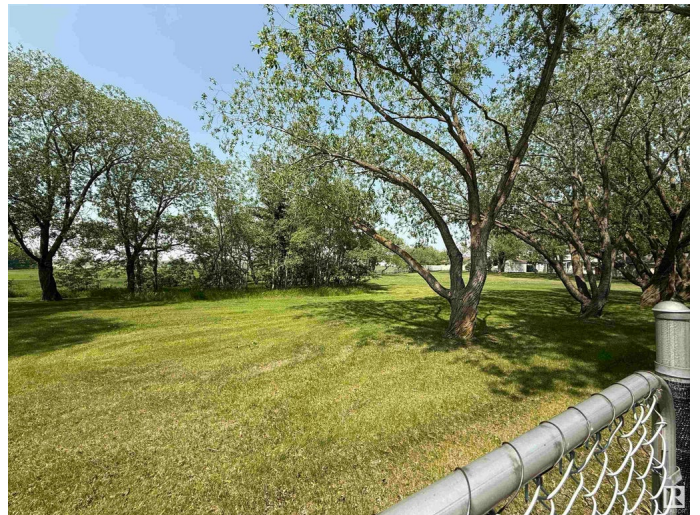
Westboro, Sherwood Park, AB

LOCATION LOCATION LOCATION !!! This says it all as this very unique property is waiting for that buyer looking for privacy and enjoyment for eternity as nothing will ever be built behind. This nice big 1350 sq foot bungalow backing onto a private park has an excellent floor plan and some newer renovations including kitchen, bathrooms, windows, furnace HWT, plumbing, electrical and hardwood floors. Low slope roof with newer shingles NOT A FLAT ROOF ! Yes there is still some tweaking you may want to do such as finalize the basement and maybe even a garage but you just wont see a home like this come up very often. Possession is available for July so don't miss out.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439741  |
| Price          | \$418,500 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,343     |
| Acres          | 0.00      |
| Year Built     | 1970      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1114 Moyer Drive |
| Area        | Sherwood Park    |
| Subdivision | Westboro         |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8A 1E6          |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Off Street Parking, Patio |
| Parking   | See Remarks               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Refrigerator              |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Private Park Access |
| Roof              | Roll Roofing  |
| Construction      | Wood, Metal   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 25        |

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Listing information last updated on June 19th, 2025 at 11:17am MDT