

# \$822,300 - 13 120 Hillshire Boulevard, Sherwood Park

MLS® #E4461354

## \$822,300

1 Bedroom, 1.50 Bathroom, 1,398 sqft  
Condo / Townhouse on 0.00 Acres

Hillshire, Sherwood Park, AB

Welcome to Hillshire, where Salvi Homes delivers timeless quality in this stunning executive bungalow. With almost 1,400 sq. ft. of thoughtfully designed living space, this home offers an inviting open floor plan perfect for modern living. The island kitchen flows seamlessly into the great room, enhanced by vaulted ceilings that create a sense of space and light. A rear staircase adds architectural interest and functionality, while the flex room provides versatility for a home office, den, or guest space. The spacious master suite is a private retreat, featuring a large ensuite shower and elegant finishes. Crafted to Salvi’s renowned quality standards, every detail reflects superior workmanship and design. Located close to parks, scenic trails, and everyday amenities, this Hillshire bungalow combines luxury, comfort, and convenience—perfect for those who appreciate exceptional craftsmanship in a premier location.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461354  |
| Price     | \$822,300 |
| Bedrooms  | 1         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,398             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 13 120 Hillshire Boulevard |
| Area        | Sherwood Park              |
| Subdivision | Hillshire                  |
| City        | Sherwood Park              |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T8B 0C9                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                    |
| Exterior Features | Fenced, Playground Nearby, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Composition, Vinyl                                    |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 25           |
| Condo Fee      | \$311             |

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 October 14th, 2025 at 12:03pm MDT