

## \$529,000 - 57 Cavan Crescent, Sherwood Park

MLS® #E4446471

**\$529,000**

4 Bedroom, 3.00 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this CENTRAL AC, Lakeland Bi Level with a 2 bedroom MOTHER IN LAW basement SUITE. The home features 2 spacious bedrooms up and 2 down. There is a 4 piece ensuite bath with separate soaker tub and shower. There is also a 4 piece full bath on the main floor and another in the basement. The kitchen and living room feature vaulted ceilings-kitchen has corner pantry.. The kitchen has an eating nook and patio doors that lead to the backyard deck (built 2023). SHINGLES are 2024. There is a large main floor dining/flex room. The basement has IN FLOOR HEATING ( with separate thermostat in basement). There is also ROUGHED IN CENTRAL VAC, NEW toilets, NEW fridge freezer , NEW Washer and dryer, NEW 2 hot water tanks!.. Backs onto walking trail/shopping (no neighbours to look at). GREAT home ,GREAT value!!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446471  |
| Price          | \$529,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,477     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 57 Cavan Crescent |
| Area        | Sherwood Park     |
| Subdivision | Lakeland Ridge    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2K6           |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Vacuum System-Roughed-In |
| Parking Spaces | 4                        |
| Parking        | Double Garage Attached   |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                    |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Brick, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        43  
Zoning                    Zone 25

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