

## \$559,000 - 57 Cavan Crescent, Sherwood Park

MLS® #E4446471

**\$559,000**

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 . Backs onto walking trail/shopping (no neighbours to look at). GREAT home ,GREAT value!!

Built in 2003

### Essential Information

MLS® #	E4446471
Price	\$559,000
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 18

Zoning Zone 25

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 July 26th, 2025 at 12:02pm MDT