

## \$524,900 - 18 Cavan Crescent, Sherwood Park

MLS® #E4445708

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,638 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to 18 Cavan Crescent in neighborly Lakeland Ridge. Wonderfully cared for 1638 sqft, 2-story, home with welcoming foyer leading to an open main floor including living room, kitchen, and dining, plus laundry, powder room, and lots of natural light. Off the kitchen nook is a large deck and good sized, fully fenced yard. Main bathroom and 3 bedrooms upstairs including the primary, currently shared by kids, which is plenty large enough for a king bed, with walk in closet, and 4 piece ensuite. Making life even more convenient is central A/C and the huge bonus room with cozy corner fireplace. Downstairs is a family room, flex space/office, additional bedroom with 3 piece ensuite plus lots of storage!!! \*\* New roof in 2023 and hot water tank in 2024. Close to walking paths, schools, shopping, and transit.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445708  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,638     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 18 Cavan Crescent |
| Area        | Sherwood Park     |
| Subdivision | Lakeland Ridge    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2K6           |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                       |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed July 3rd, 2025

Days on Market 4

Zoning Zone 25

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Listing information last updated on July 7th, 2025 at 1:17am MDT