

## \$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 3

Zoning Zone 25

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Listing information last updated on July 6th, 2025 at 10:02am MDT