

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

MLS® #E4447691

**\$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. This 1638 sqft, 2-story, home has a welcoming foyer leading to an open main floor including living room, kitchen, and dining, plus laundry and powder room with lots of natural light!! From the kitchen nook is access to your large deck and good sized fully fenced yard with excellent privacy. Main bathroom and 3 bedrooms upstairs including the primary, 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 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® #         | E4447691  |
| 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      | Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                July 14th, 2025  
Days on Market        2  
Zoning                    Zone 25

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