

## **\$540,000 - 61 Cavan Crescent, Sherwood Park**

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MLS® #E4414116

### **\$540,000**

4 Bedroom, 3.50 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Nestled in a peaceful crescent, this immaculate home boasts near 2,380 sq ft of total living space (1,732 sq ft./160 sqm 1st & 2nd floor, plus a finished basement), offering comfort, privacy, and elegant design.

Featuring 4 generously-sized bedrooms, this home includes two kitchens, a finished basement, a bright sunroom, a soaring ceiling with skylights, and several upgrades throughout. Step into a spacious and inviting main floor, featuring a bright living room, a well-appointed kitchen with a dining nook, and a generous pantry for extra storage. Gleaming hardwood floors flow seamlessly through the great room, dining area, and foyer, enhancing the open, airy feel. The dining area offers easy access to the sunroom, deck, and backyard, perfect for indoor-outdoor living. A convenient powder room with a toilet and sink completes this level, offering both functionality and style. Dual Kitchens: The main kitchen has a large pantry, new laminate countertops, a new stove, a raised breakfast bar.

Built in 2002

### **Essential Information**

MLS® #	E4414116
Price	\$540,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,732
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	61 Cavan Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2K6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Dugout Basement, Exterior Walls- 2"x6", Front Porch, Greenhouse, No Smoking Home, Parking-Plug-Ins, Skylight, Sunroom, Walkout Basement, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 20th, 2024

Days on Market 112

Zoning Zone 25

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