

## \$599,900 - 93 Cavan Crescent, Sherwood Park

MLS® #E4455267

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this beautiful 1496sq.ft Bi-level. Pristinely landscaped and backing walking path this open design concept home has many features. Lovely kitchen with maple cabinets and pull-out drawers, centre island, corner pantry as well as desk station. Livingroom showcases vaulted ceiling, laminate flooring (2015) & gas fireplace. Primary bedroom with peaked ceiling, walk-in closet and 4 piece ensuite. 2 additional bedrooms and full bathroom complete the mainfloor. Fully finished basement with huge rec room, 3 piece bathroom - corner shower/low flush toilet/ceramic tile, laundry area with newer washer and dryer ('22) and loads of storage. Large south facing deck redone in 2016 as well as railings and built on plant shelves on either side of the stairs. Furnace ('21), Roof ('22), Central Air Conditioner ('24), Eavestrough Leaf Filter ('24), Hot Water Tank ('18) and Springs/Cables for Garage door replaced ('19). Come see this pride of ownership home today!

Built in 2004

### Essential Information

MLS® # E4455267

Price \$599,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,496                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 93 Cavan Crescent |
| Area        | Sherwood Park     |
| Subdivision | Lakeland Ridge    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2K7           |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                               |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Tile Surround                                                                                                                                                                            |
| Stories           | 2                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                               |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 25           |

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Listing information last updated on September 6th, 2025 at 4:02pm MDT