

\$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 4:02pm MDT