

\$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	5
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 11:32am MDT