

# \$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        8  
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 July 22nd, 2025 at 3:47am MDT