

# **\$724,900 - 91 Courtenay Terrace, Sherwood Park**

MLS® #E4440801

**\$724,900**

4 Bedroom, 3.5 Bathroom, 1,838 sqft

Single Family on 0.00 Acres

Craigavon, Sherwood Park, AB

Tucked into a quiet cul-de-sac on a spacious pie lot, this immaculately kept home offers 4 large bedrooms upstairs (with potential for a 5th in the basement) and 3.5 bathrooms - perfect for a growing family. Curb appeal shines with a charming front porch and freshly painted trim. Out back, enjoy a private NW-facing yard with a hot tub, gazebo, and 3 sheds. The bright, airy main floor is flooded with natural light from oversized windows and features new laminate countertops and backsplash. Modern stainless steel appliances and a breakfast nook complete the kitchen. Updated carpet, ceramic tile, and vinyl plank run throughout. With ample storage on every level, this home balances comfort and functionality. The spacious primary suite boasts a jetted tub, private water closet, extended vanity with room for a second sink, and walk-in closet. Pride of ownership shines - this rare, single-owner home has been lovingly maintained and is move-in ready! So many extras you'll have to see for yourself!

Built in 1998

## **Essential Information**

MLS® # E4440801

Price \$724,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	91 Courtenay Terrace
Area	Sherwood Park
Subdivision	Craigavon
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T2P 2M7

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Tub, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, No Through Road, Playground Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
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 June 17th, 2025 at 5:17pm MDT