

\$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

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 7th, 2025 at 1:17am MDT