

## **\$529,900 - 69 Dawson Drive, Sherwood Park**

MLS® #E4429740

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Visit REALTOR® website for additional information AWESOME BI-LEVEL w/FINISHED BASEMENT, in the sought after community of Davidson Creek! The main level features two spacious bedrooms, both filled with natural light. The lower level boasts a third bedroom, perfect for guests or a home office. There are two full bathrooms in the home, with a 4-piece bath on each level. The lower level also includes a GAS FIREPLACE, providing warmth and ambiance on cooler evenings. OVERSIZED HEATED, DOUBLE ATTACHED GARAGE with LED lighting. Outside, enjoy a MAINTENANCE-FREE DECK, ideal for relaxing or entertaining, along with a NEWLY POURED CONCRETE driveway and sidewalk that enhance the home's curb appeal. The property features RV PARKING, providing extra space for your recreational vehicles. The home BACKS ONTO a GREEN SPACE, giving you beautiful views and extra privacy. NEWER ROOF AND H.E FURNACE, this home is as efficient as it is comfortable, making it a perfect choice for anyone looking for a move-in-ready property.

Built in 1993

### **Essential Information**

MLS® # E4429740

Price \$529,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 69 Dawson Drive |
| Area        | Sherwood Park   |
| Subdivision | Davidson Creek  |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 1T7         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Vinyl Windows, See Remarks   |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, Heated, Insulated, Over Sized, See Remarks |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped, |

Public Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 25         |

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