# \$549,900 - 85 Raven Drive, Sherwood Park

MLS® #E4434060

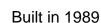
#### \$549,900

4 Bedroom, 3.00 Bathroom, 1,507 sqft Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

On a quiet cul-de-sac in beautiful Nottingham you'II find your 5 BEDROOM bi-level on a enormous pie lot loaded with wonderful features. Main floor features oak hardwood and ceramic tile flooring. The beautiful kitchen features solid oak cabinets, granite countertops, and new stainless steel appliances. This home has vaulted ceilings, custom window Hunter Douglas blinds, central air and 2 gas fireplaces. There is a cozy main floor family room, a formal dinning room, a full common washroom and a small mezzanine children's play room off the 2nd bedroom. The large master bedroom features a lovely en-suite complete with a whirlpool tub and separate shower. The downstairs with a seperate entrance has the potential for a in-law or nanny suite. It has a large rec room, 3 more bedrooms, 3rd bathroom, large laundry room, kitchenette with a stove and fridge and ample of storage. 2568 sq.ft. developed, a double attached heated garage and a large fenced yard close to schools and shopping completes this home.





#### **Essential Information**

MLS® # E4434060 Price \$549,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,507
Acres	0.00
Year Built	1989
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## **Community Information**

Address	85 Raven Drive
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5N7

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Oven-Microwave,	
	Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum	
	Systems, Washer, Window Coverings	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Basement	Yes	
Basement	Full, Finished	

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Private

	Setting, Schools
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	May 1st, 2025
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- Days on Market 5
- Zoning Zone 25

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Listing information last updated on May 5th, 2025 at 9:47pm MDT