

## \$488,918 - 92 Dawson Drive, Sherwood Park

MLS® #E4445827

**\$488,918**

4 Bedroom, 3.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Beautiful 4-bedroom, 3-bathroom bungalow in a quiet cul-de-sac in Davidson Creek, Sherwood Park. This 1,083 sq. ft. home features tiled floors throughout the main floor, large windows for natural light, a bright living room, and a spacious kitchen with island, stainless steel appliances, walk-in pantry, and plenty of cabinets. The main floor offers 3 bedrooms, including a large primary with walk-in closet and 3-piece ensuite. Fully finished basement with large rec room with gas fireplace, 4th bedroom, and 4-piece bath. Outside, youâ€™ll find a beautifully landscaped and fully fenced yard with a two-tiered deck, ideal for summer gatherings. Additional highlights include central A/C, a heated and insulated oversized garage with 220V plug-ins, and recent upgrades such as newer roof (2015), a new hot water tank, newer appliances (6 years), and new eaves (4 years) and a huge oversized garage (25'x20'). Located close to parks, playgrounds, schools, and shopping, with easy access to all Sherwood Park amenities.

Built in 2001

### Essential Information

MLS® # E4445827

Price \$488,918



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,084
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	92 Dawson Drive
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2B1

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
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 3:02pm MDT