

## \$520,000 - 45 Dorian Way, Sherwood Park

MLS® #E4461596

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Step into this move-in ready bi-level in Davidson Creek, where pride of ownership is evident at every turn. Vaulted ceilings, granite countertops, tiled backsplash, stylish vinyl plank flooring, and stainless steel appliances. Entertain in style from the bright dining nook overlooking a large deck, complete with a hot tub and custom gazebo. Renovated bathrooms, (2 up, 1 down), including a private ensuite in the primary suite. The fully finished basement includes a spacious family room with custom cabinetry, one additional bedroom, a full bathroom, and a generous utility/storage area. Additional highlights include central air conditioning, a double attached garage, and a premium location within walking distance to an elementary school, parks, and playgrounds. New shingles (2022), new AC unit (2024), new exterior doors and triple pane windows (main floor), theatre room wall unit, sound system and flat screen included in sale.

Built in 1998

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461596  |
| Price      | \$520,000 |
| Lease Rate | \$14      |
| Bedrooms   | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,137                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 45 Dorian Way  |
| Area        | Sherwood Park  |
| Subdivision | Davidson Creek |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 1Y6        |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                        |
| Parking        | Double Garage Attached                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Three Sided                                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                                                                       |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                          |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Davidson Creek Elementary |
|------------|---------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 25           |

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Listing information last updated on October 12th, 2025 at 4:02pm MDT