

## \$274,900 - 64 70 Cavan Road, Sherwood Park

MLS® #E4464366

**\$274,900**

2 Bedroom, 2.00 Bathroom, 953 sqft  
Condo / Townhouse on 0.00 Acres

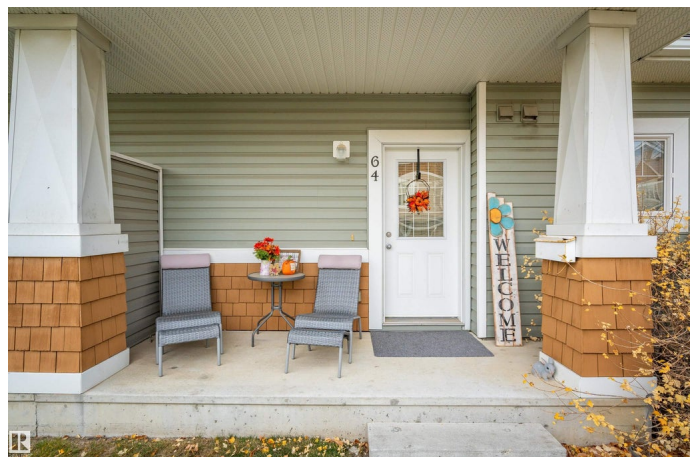
Lakeland Ridge, Sherwood Park, AB

A nicely kept 2-Bedroom, 2 bath TOWNHOUSE, with an ATTACHED GARAGE, in Lakeland Ridge has so much to offer. The pride in ownership rings throughout! The beautiful open-concept upper floor hosts a full bath, kitchen, living room, and a large primary bedroom. The Main floor offers another large bedroom next to a full bath, and a laundry room with storage space. This unique plan provides both privacy and flexibility and is ADULT LIVING only. Attached, is an insulated and drywalled garage to keep you out of the elements. Stepping outside, there is a natural Gas BBQ hookup and a beautiful greenspace to enjoy. This unit is perfectly nestled in a quiet neighborhood, offering access to many amenities, great shopping, schools, and public transportation. Located next to Baseline and the Anthony Henday, this AFFORDABLE home is a Must See!

Built in 2006

### Essential Information

MLS® #	E4464366
Price	\$274,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	953
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	64 70 Cavan Road
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2W9

### **Amenities**

Amenities	Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 1st, 2025
Days on Market	3
Zoning	Zone 25
Condo Fee	\$382

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Listing information last updated on November 4th, 2025 at 4:17pm MST