

## \$574,900 - 65 Dawson Drive, Sherwood Park

MLS® #E4448667

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

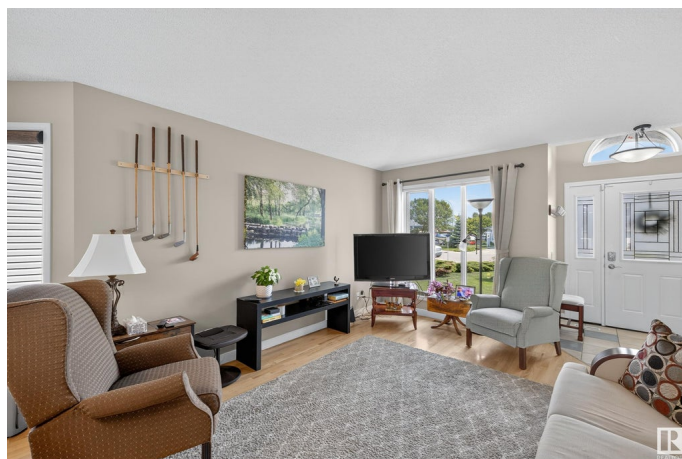
Davidson Creek, Sherwood Park, AB

Tucked away in a quiet cul-de-sac and backing onto green space with direct access to walking trails, this well cared for 3 bedroom, 3 bathroom bungalow offers a fantastic combination of privacy, comfort, and convenience. Set on a large pie shaped lot, the backyard is a relaxing retreat featuring a brand new fence, a spacious two tiered deck, and beautifully maintained landscaping. Inside you'll find granite countertops, upgraded cabinetry, air conditioning, some newer appliances, and a newer roof, all adding to the homes lasting value and appeal. Located just minutes from schools, parks, and shopping, this home is ideal for anyone looking for a move-in-ready property in a great community setting. A perfect place to call home!

Built in 1994

### Essential Information

MLS® #	E4448667
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,250
Acres	0.00
Year Built	1994



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	65 Dawson Drive
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1T7

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Projector
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 18th, 2025
Days on Market	13

## Zoning

## Zone 25

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Listing information last updated on July 31st, 2025 at 2:32am MDT