

## \$581,707 - 65 Dawson Drive, Sherwood Park

MLS® #E4464970

**\$581,707**

3 Bedroom, 3.00 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

BEAUTIFUL BUNGALOW BACKING ONTO A GREEN SPACE WITH DIRECT ACCESS TO WALKING TRAILS! A rare opportunity in Sherwood Park! Situated on a huge PIE LOT in a treed back setting. Offering over 2000 square feet of total living space including a fully finished basement. Open and spacious front living room with adjacent dining area. Featuring a gorgeous kitchen with hardwood flooring, Granite countertops and stainless steel appliances. Direct access to the two-tiered deck and the beautiful SOUTHWEST FACING BACKYARD! There are 3 bedrooms on the main, laundry area, and a 4 piece bathroom. The Primary Bedroom has its own private 3 piece ensuite and walk-in closet. The basement offers a big family room with gas fireplace, flex space and a 3 piece bathroom. Newer shingles, central A/C, and a HEATED double attached garage. Great location close to schools, transit, parks and various restaurants and shopping. Won't last! Visit REALTOR® website for more information.

Built in 1994

### Essential Information

MLS® # E4464970

Price \$581,707



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,271                  |
| 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, Deck          |
| Parking   | Double Garage Attached, Heated |

### **Interior**

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Stucco                                    |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 25            |

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Listing information last updated on November 9th, 2025 at 5:32am MST