

# \$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 | 17              |

## Zoning

## Zone 25

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Listing information last updated on August 4th, 2025 at 4:32am MDT