

# **\$429,900 - 45 Raven Drive, Sherwood Park**

MLS® #E4433118

**\$429,900**

4 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park, AB

Welcome to 45 Raven Dr, the perfect place to call home. This well laid out bungalow has been exceptionally well maintained and updated. Some of the many recent upgrades are the shingles, furnace, flooring, main floor windows, siding, deck, and a fantastic front porch! The well laid out kitchen has modern finishing and plenty of room for a large family table! The front living room's bay window lets in plenty of natural lighting. A fully updated bathroom and three good sized bedrooms finish off the main floor. Moving into the fully finished basement, you will find a huge rec area, 3-piece bathroom, and two more bedrooms. The huge backyard is perfect for families, pets, backyard BBQs, and just relaxing the summer away. Last but not least is the location! On a quiet street within walking distance to schools, playgrounds, and multiple green spaces. It's a good life, time to enjoy it in your new home!

Built in 1966

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4433118  |
| Price     | \$429,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 980                    |
| Acres          | 0.00                   |
| Year Built     | 1966                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 45 Raven Drive            |
| Area        | Sherwood Park             |
| Subdivision | Brentwood (Sherwood Park) |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8A 0C6                   |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks                         |
| Parking   | No Garage, Parking Pad Cement/Paved |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |              |
|------------|--------------|
| Elementary | Brentwood    |
| Middle     | FR Haythorne |
| High       | Salisbury    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 25          |

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Listing information last updated on May 19th, 2025 at 3:17pm MDT