

# **\$459,900 - 45 Raven Drive, Sherwood Park**

MLS® #E4433118

**\$459,900**

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	\$459,900
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	3
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 10:02am MDT