

Courtesy Of Dennis Frandsen and Jonathan P David Of PG Direct Realty Ltd.

## \$529,900 - 69 Dawson Drive, Sherwood Park

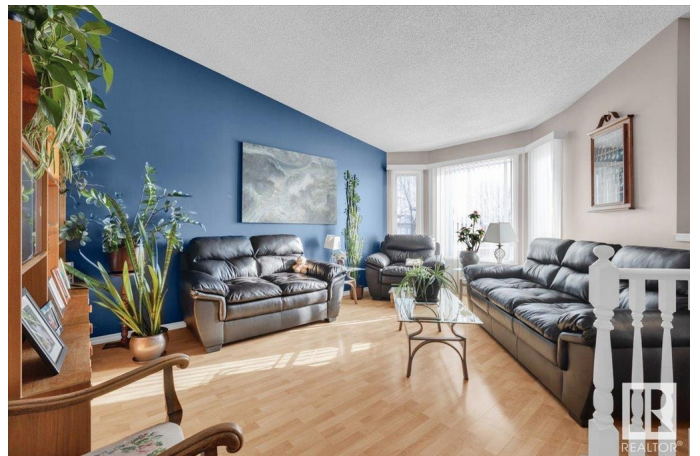
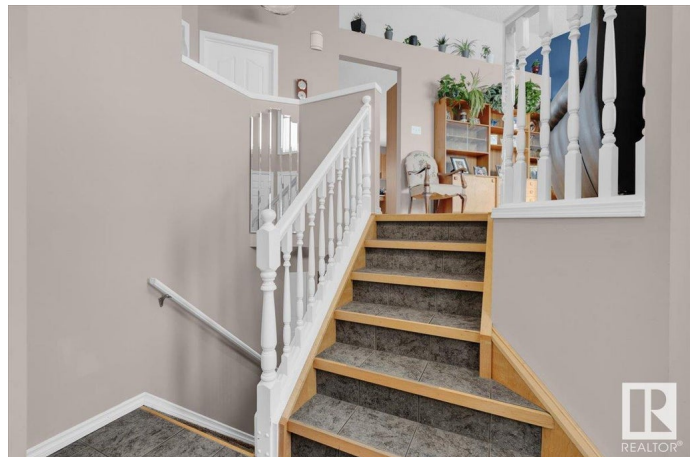
MLS® #E4429740

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft  
Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Visit REALTOR® website for additional information AWESOME BI-LEVEL w/FINISHED BASEMENT, in the sought after community of Davidson Creek! The main level features two spacious bedrooms, both filled with natural light. The lower level boasts a third bedroom, perfect for guests or a home office. There are two full bathrooms in the home, with a 4-piece bath on each level. The lower level also includes a GAS FIREPLACE, providing warmth and ambiance on cooler evenings. OVERSIZED HEATED, DOUBLE ATTACHED GARAGE with LED lighting. Outside, enjoy a MAINTENANCE-FREE DECK, ideal for relaxing or entertaining, along with a NEWLY POURED CONCRETE driveway and sidewalk that enhance the home's curb appeal. The property features RV PARKING, providing extra space for your recreational vehicles. The home BACKS ONTO a GREEN SPACE, giving you beautiful views and extra privacy. NEWER ROOF AND H.E FURNACE, this home is as efficient as it is comfortable, making it a perfect choice for anyone looking for a move-in-ready property.



Built in 1993

### Essential Information

MLS® #	E4429740
Price	\$529,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	69 Dawson Drive
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1T7

### **Amenities**

Amenities	Deck, Vinyl Windows, See Remarks
Parking	2 Outdoor Stalls, Double Garage Detached, Heated, Insulated, Over Sized, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Landscaped,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed April 8th, 2025  
Days on Market 14  
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 22nd, 2025 at 5:32am MDT