

## \$579,900 - 85 Raven Drive, Sherwood Park

MLS® #E4434060

**\$579,900**

5 Bedroom, 3.00 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Nottingham, Sherwood Park, AB

On a quiet cul-de-sac in beautiful Nottingham youâ€™ll find your 5 BEDROOM bi-level on a enormous pie lot loaded with wonderful features. Main floor features oak hardwood and ceramic tile flooring. The beautiful kitchen features solid oak cabinets, granite countertops, and new stainless steel appliances. This home has vaulted ceilings, custom window Hunter Douglas blinds, central air and 2 gas fireplaces. There is a cozy main floor family room, a formal dinning room , a full common washroom and a small mezzanine children's play room off the 2nd bedroom. The large master bedroom features a lovely en-suite complete with a whirlpool tub and separate shower. The downstairs with a seperate entrance has the potential for a in-law or nanny suite. It has a large rec room, 3 more bedrooms, 3rd bathroom, large laundry room, kitchenette with a stove and fridge and ample of storage. 2568 sq.ft. developed, a double attached heated garage and a large fenced yard close to schools and shopping completesÂ thisÂ home.

Built in 1989

### Essential Information

MLS® # E4434060

Price \$579,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,507
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	85 Raven Drive
Area	Sherwood Park
Subdivision	Nottingham
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 5N7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Private

	Setting, Schools
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	16
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 May 17th, 2025 at 3:02am MDT