

\$581,707 - 65 Dawson Drive, Sherwood Park

MLS® #E4464970

\$581,707

3 Bedroom, 3.00 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

BEAUTIFUL BUNGALOW BACKING ONTO A GREEN SPACE WITH DIRECT ACCESS TO WALKING TRAILS! A rare opportunity in Sherwood Park! Situated on a huge PIE LOT in a treed back setting. Offering over 2000 square feet of total living space including a fully finished basement. Open and spacious front living room with adjacent dining area. Featuring a gorgeous kitchen with hardwood flooring, Granite countertops and stainless steel appliances. Direct access to the two-tiered deck and the beautiful SOUTHWEST FACING BACKYARD! There are 3 bedrooms on the main, laundry area, and a 4 piece bathroom. The Primary Bedroom has its own private 3 piece ensuite and walk-in closet. The basement offers a big family room with gas fireplace, flex space and a 3 piece bathroom. Newer shingles, central A/C, and a HEATED double attached garage. Great location close to schools, transit, parks and various restaurants and shopping. Won't last! Visit REALTOR® website for more information.

Built in 1994

Essential Information

MLS® # E4464970

Price \$581,707



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,271
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, Deck
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 6th, 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 November 9th, 2025 at 5:32pm MST