

## \$274,900 - 64 70 Cavan Road, Sherwood Park

MLS® #E4464366

**\$274,900**

2 Bedroom, 2.00 Bathroom, 953 sqft  
Condo / Townhouse on 0.00 Acres

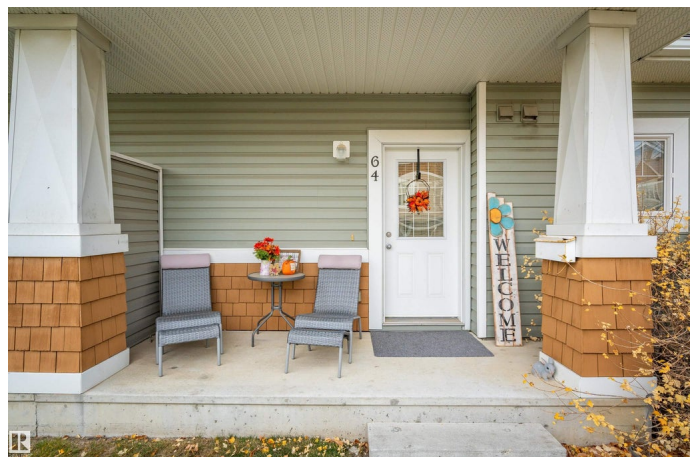
Lakeland Ridge, Sherwood Park, AB

A nicely kept 2-Bedroom, 2 bath TOWNHOUSE, with an ATTACHED GARAGE, in Lakeland Ridge has so much to offer. The pride in ownership rings throughout! The beautiful open-concept upper floor hosts a full bath, kitchen, living room, and a large primary bedroom. The Main floor offers another large bedroom next to a full bath, and a laundry room with storage space. This unique plan provides both privacy and flexibility and is ADULT LIVING only. Attached, is an insulated and drywalled garage to keep you out of the elements. Stepping outside, there is a natural Gas BBQ hookup and a beautiful greenspace to enjoy. This unit is perfectly nestled in a quiet neighborhood, offering access to many amenities, great shopping, schools, and public transportation. Located next to Baseline and the Anthony Henday, this AFFORDABLE home is a Must See!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464366  |
| Price      | \$274,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 953               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 64 70 Cavan Road |
| Area        | Sherwood Park    |
| Subdivision | Lakeland Ridge   |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 2W9          |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                |
| Parking        | Single Garage Attached                                                                                           |

### Interior

|              |                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                          |
| Stories      | 2                                                                                                                                  |
| Has Basement | Yes                                                                                                                                |
| Basement     | None, No Basement                                                                                                                  |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 25            |
| Condo Fee      | \$382              |

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Listing information last updated on November 4th, 2025 at 10:17pm MST