

Courtesy Of Brandon C Harel-Watson Of 2% Realty Pro

## \$274,900 - 25 70 Cavan Road, Sherwood Park

MLS® #E4466095

**\$274,900**

2 Bedroom, 2.00 Bathroom, 961 sqft  
Condo / Townhouse on 0.00 Acres

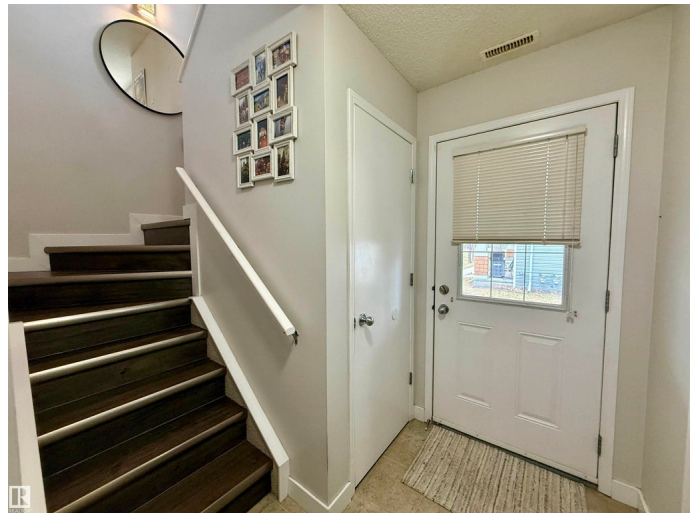
Lakeland Ridge, Sherwood Park, AB

Perfect for First-Time Home Buyers or Professionals! Pride of ownership is evident in this well-maintained 2 bedroom, 2 bathroom townhouse in an 18+ community with low condo fees. With a neutral paint palette, vinyl flooring, updated bathrooms, and large windows providing excellent natural light. The main floor offers a versatile layout with a bedroom, full bathroom, laundry/storage room, and access to your single car garage! The upper level will impress with an open-concept living and dining area that flows seamlessly into the functional, stylish kitchen with stainless steel appliances. The large primary bedroom is privately located off to the side and includes an updated 3-piece bath with a gorgeous walk-in shower. Enjoy the cozy front patio overlooking green space. Additional features include a single attached garage with parking pad and convenient proximity to visitor parking. Easy access to major transportation routes including the Yellowhead, Anthony Henday, and Highway 21.

Built in 2006

### Essential Information

MLS® #	E4466095
Price	\$274,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	25 70 Cavan Road
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2W9

### **Amenities**

Amenities	Hot Water Natural Gas, See Remarks
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 18th, 2025
Days on Market	2
Zoning	Zone 25
Condo Fee	\$382

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 20th, 2025 at 8:47am MST