

## **\$475,000 - 85 Darlington Court, Sherwood Park**

MLS® #E4430514

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Location! Location! Don't miss out on this 4 bedroom split level home situated in a quiet CUL-DE-SAC in the family friendly neighbourhood of Davidson Creek. Interior features include wood grain laminate throughout the main floor, lower family room & basement levels. Newer carpet on the upper level staircase, hallway & 3 bedrooms. Oak kitchen with dinette area and french door access to the backyard deck. The lower level offers a family room w/ brick clad wood burning fireplace; 4th bedroom and a combination main floor laundry & 3pc. bathroom. The finished basement features a recreation room; optional flex room; massive 5' crawl space for seasonal storage; and mechanical room with newer hot water tank (2022) & hi-efficiency furnace (2024). Additional updates over the last few years include roof shingles, some windows & doors & garage door. Exterior amenities include attached double garage; backyard deck and mature treed yard area for the kids. Within walking distance to schools. **SIMPLY PUT...GREAT VALUE!**

Built in 1990

### **Essential Information**

MLS® # E4430514

Price \$475,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	85 Darlington Court
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1N9

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Davidson Creek - (K-6)
Middle	Lakeland Ridge - (K-9)
High	Salisbury Composite High

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 25

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Listing information last updated on April 19th, 2025 at 12:47pm MDT