

## \$520,000 - 45 Dorian Way, Sherwood Park

MLS® #E4461596

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Step into this move-in ready bi-level in Davidson Creek, where pride of ownership is evident at every turn. Vaulted ceilings, granite countertops, tiled backsplash, stylish vinyl plank flooring, and stainless steel appliances. Entertain in style from the bright dining nook overlooking a large deck, complete with a hot tub and custom gazebo. Renovated bathrooms, (2 up, 1 down), including a private ensuite in the primary suite. The fully finished basement includes a spacious family room with custom cabinetry, one additional bedroom, a full bathroom, and a generous utility/storage area. Additional highlights include central air conditioning, a double attached garage, and a premium location within walking distance to an elementary school, parks, and playgrounds. This is the perfect home for your family!

Built in 1998

### Essential Information

MLS® #	E4461596
Price	\$520,000
Lease Rate	\$14
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,137



Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	45 Dorian Way
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Y6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools

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

### **School Information**

Elementary	Davidson Creek Elementary
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### **Additional Information**

Date Listed	October 9th, 2025
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Days on Market	2
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Zoning	Zone 25
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Listing information last updated on October 10th, 2025 at 10:32pm MDT