

## \$524,900 - 9 Donnelly Terrace, Sherwood Park

MLS® #E4462496

**\$524,900**

3 Bedroom, 3.50 Bathroom, 1,599 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Beautifully maintained 1,530 sqf walkout 2-storey offers unbeatable value and a peaceful PRIVATE natural setting. Backing onto a tranquil treed reserve, Bright foyer & hardwood floors flow throughout main level. Kitchen features a central island, SS appliances (new fridge), and opens to a SUNNY breakfast nook with access to the raised deck, perfect for morning coffee or evening BBQs. Unwind in the spacious living room with large windows framing the wooded views, complemented by one of three cozy gas fireplaces. Upstairs, you'll find three bedrooms and two full bathrooms. Primary retreat with its own fireplace, walk-in closet, & luxurious 4-piece ensuite w/ soaker tub and separate shower. WALKOUT basement adds incredible living space, offering a large rec area with a third fireplace, a full bathroom, and access to a covered patio. Outside, landscaped, tiered backyard features a \$38,000 retaining wall. Shingles 2019, furnace 2018, new washer & dryer. Garage has radiant heat, & large enough to park a truck!

Built in 1999

### Essential Information

MLS® # E4462496

Price \$524,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,599                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 9 Donnely Terrace |
| Area        | Sherwood Park     |
| Subdivision | Davidson Creek    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2B2           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Walkout Basement               |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Vacuum Systems, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Tile Surround                                                                                              |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Playground Nearby, Public |

|              |                                                     |
|--------------|-----------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles                                    |
| Construction | Wood, Vinyl                                         |
| Foundation   | Concrete Perimeter                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 20th, 2025 at 7:17pm MDT