

# **\$724,900 - 91 Courtenay Terrace, Sherwood Park**

MLS® #E4440801

**\$724,900**

4 Bedroom, 3.50 Bathroom, 1,838 sqft

Single Family on 0.00 Acres

Craigavon, Sherwood Park, AB

Tucked into a quiet cul-de-sac on a spacious pie lot, this immaculately kept home offers 4 large bedrooms upstairs (with potential for a 5th in the basement) and 3.5 bathrooms - perfect for a growing family. Curb appeal shines with a charming front porch and freshly painted trim. Out back, enjoy a private NW-facing yard with a hot tub, gazebo, and 3 sheds. The bright, airy main floor is flooded with natural light from oversized windows and features new laminate countertops and backsplash. Modern stainless steel appliances and a breakfast nook complete the kitchen. Updated carpet, ceramic tile, and vinyl plank run throughout. With ample storage on every level, this home balances comfort and functionality. The spacious primary suite boasts a jetted tub, private water closet, extended vanity with room for a second sink, and walk-in closet. Pride of ownership shines - this rare, single-owner home has been lovingly maintained and is move-in ready! So many extras you'll have to see for yourself!

Built in 1998

## **Essential Information**

MLS® # E4440801

Price \$724,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,838                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 91 Courtenay Terrace |
| Area        | Sherwood Park        |
| Subdivision | Craigavon            |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T2P 2M7              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Tub, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, No Through Road, Playground Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 25        |

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Listing information last updated on June 16th, 2025 at 3:02pm MDT