

## **\$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 | 9                |
| Zoning         | Zone 25          |

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Listing information last updated on April 20th, 2025 at 10:47am MDT