

\$630,000 - 407 Cowan Point(e), Sherwood Park

MLS® #E4432893

\$630,000

3 Bedroom, 2.50 Bathroom, 2,147 sqft
Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Nestled in the serene community of Lakeland Ridge, 407 Cowan Point presents 3 bedrooms and 2.5 baths for comfortable living. Upon entry, be greeted by a versatile den/flexspace leading seamlessly to the inviting living room, spacious kitchen, and dining area. The kitchen boasts granite countertops, a gas range, stainless steel appliances, and a convenient garburator. Enhancing convenience, a walkthrough pantry connects to the main floor laundry. Upstairs, discover a bright bonus room along with the bedrooms, including the Primary suite positioned to capture the morning sunrise from its east-facing windows. Step outside to the expansive 14x16 deck, ideal for relaxation or outdoor cooking on the gas BBQ line, while the hot tub offers a soothing retreat. Nature lovers will appreciate the nearby trails, parks, and ponds, perfect for outdoor activities. Families will find educational convenience with Lakeland K-9 and Holy Spirit Elementary within reach. Elevate your lifestyle with 407 Cowan Point.

Built in 2007

Essential Information

| | |
|----------|-----------|
| MLS® # | E4432893 |
| Price | \$630,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,147 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 407 Cowan Point(e) |
| Area | Sherwood Park |
| Subdivision | Lakeland Ridge |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 0E6 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Hot Tub, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Corner |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

| | |
|--------------|--------------------------|
| | Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Slab |

School Information

| | |
|------------|----------------|
| Elementary | Lakeland Ridge |
| Middle | Lakeland Ridge |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 25 |

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Listing information last updated on May 2nd, 2025 at 5:47am MDT