

## \$415,000 - 16 Raven Drive, Sherwood Park

MLS® #E4446998

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park,  
AB

Welcome to this 3+1 bdrm, 2 bth bungalow offering a fantastic opportunity to personalize & make this space your own. Located in the highly sought-after Brentwood neighborhood, this home is perfectly positioned in a central location with convenient access to schools, shopping, parks, & all the amenities you need. It features a unique & spacious layout that is perfect for family living. You'll love the large living areas & the bright, open feel throughout the main floor. The oversized SD garage provides ample storage space and convenient parking, while the expansive yard offers endless possibilities for outdoor activities or gardening. The FF basement adds additional living space with the 4th bdrm & plenty of room to create your ideal recreation area. This home presents an exciting opportunity to add your personal touch and make it truly shine. Whether you're a first-time buyer or someone seeking a project to enhance, this home is an ideal choice. Don't miss the chance to see the possibilities for yourself.

Built in 1964

### Essential Information

MLS® # E4446998

Price \$415,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16 Raven Drive            |
| Area        | Sherwood Park             |
| Subdivision | Brentwood (Sherwood Park) |
| City        | Sherwood Park             |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T8A 0C5                   |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | See Remarks                                                 |
| Parking   | Front/Rear Drive Access, Over Sized, Single Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                   |
| Exterior Features | Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                    |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Brentwood,Father Kenneth |
| Middle     | Sherwood Heights         |
| High       | Salisbury, Archbishop    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 81              |
| Zoning         | Zone 25         |

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