

\$520,000 - 45 Dorian Way, Sherwood Park

MLS® #E4461596

\$520,000

3 Bedroom, 3.00 Bathroom, 1,137 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Step into this move-in ready bi-level in Davidson Creek, where pride of ownership is evident at every turn. Vaulted ceilings, granite countertops, tiled backsplash, stylish vinyl plank flooring, and stainless steel appliances. Entertain in style from the bright dining nook overlooking a large deck, complete with a hot tub and custom gazebo. Renovated bathrooms, (2 up, 1 down), including a private ensuite in the primary suite. The fully finished basement includes a spacious family room with custom cabinetry, one additional bedroom, a full bathroom, and a generous utility/storage area. Additional highlights include central air conditioning, a double attached garage, and a premium location within walking distance to an elementary school, parks, and playgrounds. New shingles (2022), new AC unit (2024), new exterior doors and triple pane windows (main floor), theatre room wall unit, sound system and flat screen included in sale.

Built in 1998

Essential Information

MLS® #	E4461596
Price	\$520,000
Lease Rate	\$14
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,137
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	45 Dorian Way
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Y6

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Davidson Creek Elementary
------------	---------------------------

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 5:32am MDT