

## \$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	6
Zoning	Zone 25

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