

\$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

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 May 1st, 2025 at 11:47am MDT