



**Sherwood Park 25 Davidson Creek**      **LP: \$419,900**  
**48 DAWSON CR**      **SP:** M  
**ACTIVE**

**List ID #:** E4091625      **Type:** Detached Single Family  
**DOM:** 0      **Style:** 2 Storey  
**Rms Abv Gd:** 1      **Year Blt:** 1998  
**Bedrms:** **Above:** 1      **Ttl:** 1      **Basement:** Full  
**Baths:** 3 / 1      **Bsmt Dev:** Fully Finished  
**Total Flr (SF):** 1,485.43      **Total Flr (M):** 138.00

MASSIVE Private Lot, Custom Build Home with AMAZING CHARACTER. Walk into a HUGE FRONT ENTRANCE and instantly see the custom COVERED CEILINGS and open main floor with the GAS FIREPLACE centering the living room. BRAND NEW CONTEMPORARY FLOORING on the main floor THE KITCHEN IS VERY FUNCTIONAL with great storage and looks out to the back yard. 3 good sized bedrooms upstairs the staircase with the GLASS RAILING IS A FANTASTIC touch to this house. The basement is fully finished with an extra bedroom, second living room, and full bathroom. THE DECK IS ABSOLUTELY MASSIVE; the exposed aggregate sidewalks are beautiful. The DRIVEWAY IS EXTRA WIDE extra parking. The garage is a man's dream with workbench and incredible cabinetry.

**Directions:**

**Virtual Tour:** <https://youtu.be/npBMMxd1vxA>      **Brochure:** <https://youtu.be/npBMMxd1vxA>

|                    | 1Pc                    | 2-pc                   | 3-pc | 4-pc | 5-pc | 6-pc | Poss:                | 30  | Negotiable | Level             | Mtr2   | SqFt     |
|--------------------|------------------------|------------------------|------|------|------|------|----------------------|---|------------|-------------------|--------|----------|
| <b>Full Baths:</b> | 0                      | 1                      | 0    | 2    | 0    | 0    | <b>Occupancy:</b>    | Vacant  |            | <b>Main:</b>      |        |          |
| <b>Ensuite</b>     |                        | 0                      | 0    | 1    | 0    | 0    |                      |   |            | <b>Upper:</b>     |        |          |
| <b>Addl Rms:</b>   | 0                      | <b>Finished Lvl:</b> 3 |      |      |      |      | <b>Garage Dim:</b>   |   |            | <b>AbGd:</b>      |        |          |
| <b>Fpl:</b>        |                        | <b>Fpl Fuel:</b>       |      |      |      |      | <b>Elem Schl:</b>    | <a href="https://lakelandridg">https://lakelandridg</a> |            | <b>Lowr:</b>      |        |          |
| <b>Fpl Type:</b>   |                        |                        |      |      |      |      | <b>Jr High Schl:</b> | <a href="https://lakelandridg">https://lakelandridg</a> |            | <b>BIGd:</b>      |        |          |
| <b>Parking:</b>    | Double Garage Attached |                        |      |      |      |      | <b>High Schl:</b>    | <a href="https://salcomp.ca/">https://salcomp.ca/</a>   |            | <b>Total A.G.</b> | 138.00 | 1,485.43 |

|                   |                     |   |
|-------------------|---------------------|---|
| <b>Living Rm:</b> | <b>Master Bdrm:</b> | U |
| <b>Dining Rm:</b> | <b>Bedrm 2:</b>     |   |
| <b>Kitchen:</b>   | <b>Bedrm 3:</b>     |   |
| <b>Family Rm:</b> | <b>Bedrm 4:</b>     |   |
| <b>Den:</b>       |                     |   |
| <b>Bonus Rm</b>   |                     |   |

**Flooring:** Carpet, Hardwood      **Foundation:** Concrete  
**Construct:** Wood Frame      **Heat Type:** Forced Air-1  
**Roof:** Asphalt Shingles      **Heat Fuel:**  
**Exterior:** Vinyl      **Remodel:**  
**Site Infl:** Corner Lot, Fenced      **Amen/Features:** Deck, Fire Pit

**Goods Incl:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer      **Restrict:** None Known

**Warranty:**      **Goods Excl:**  
**Front Expos:** West      **Condo/HOA:**      **Condo:**      **HOA:**  
**Prop Class:** Single Family  
**Condo Name:**  
**Prk Encl/TTL:** / /

|  |                      |            |
|--|----------------------|------------|
| <b>Lot Sq (M):</b>                           | <b>Lot Dimen:</b>    |            |
| <b>Frontage (M):</b>                         | <b>Lot Shape:</b>    | Pie Shaped |
| <b>Depth (M):</b>                            | <b>Zoning:</b>       | SINGLE DET |
| <b>Conform:</b>                              | <b>Front Expos:</b>  | West       |
| <b>Taxes:</b> \$3,003.77 <b>Tax Yr:</b> 2017 | <b>Local Improv:</b> | /Yr:       |