

# \$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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Listing information last updated on May 1st, 2025 at 9:47am MDT