

## \$415,000 - 16 Raven Drive, Sherwood Park

MLS® #E4446998

**\$415,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Single Family on 0.00 Acres

Brentwood (Sherwood Park), Sherwood Park,  
AB

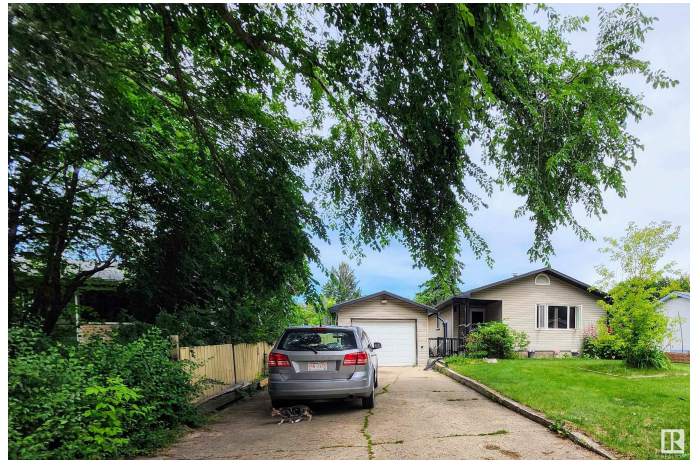
Welcome to this 3+1 bdrm, 2 bth bungalow offering a fantastic opportunity to personalize & make this space your own. Located in the highly sought-after Brentwood neighborhood, this home is perfectly positioned in a central location with convenient access to schools, shopping, parks, & all the amenities you need. It features a unique & spacious layout that is perfect for family living. You'll love the large living areas & the bright, open feel throughout the main floor. The oversized SD garage provides ample storage space and convenient parking, while the expansive yard offers endless possibilities for outdoor activities or gardening. The FF basement adds additional living space with the 4th bdrm & plenty of room to create your ideal recreation area. This home presents an exciting opportunity to add your personal touch and make it truly shine. Whether you're a first-time buyer or someone seeking a project to enhance, this home is an ideal choice. Don't miss the chance to see the possibilities for yourself.

Built in 1964

### Essential Information

MLS® # E4446998

Price \$415,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16 Raven Drive
Area	Sherwood Park
Subdivision	Brentwood (Sherwood Park)
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0C5

### Amenities

Amenities	See Remarks
Parking	Front/Rear Drive Access, Over Sized, Single Garage Detached

### Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Brentwood,Father Kenneth
Middle	Sherwood Heights
High	Salisbury, Archbishop

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	64
Zoning	Zone 25

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Listing information last updated on September 12th, 2025 at 2:48pm MDT