



## 423 Cowan Point Sherwood Park AB

\$559,900

This stunning 2-story Avi home shows a 10/10! Perfectly situated in a family-oriented culdesac in LAKELAND RIDGE. Just a short walk from schools, grocery stores, and scenic walking trails. The main floor features brand NEW vinyl plank flooring and a beautifully updated kitchen with QUARTZ countertops, a GAS RANGE STOVE, and a HIDDEN CHARGING STATION. Enjoy the convenience of a NEW washer/dryer tucked away with ample storage. Upstairs, find a bright bonus room, two spacious bedrooms (one with a walk-in closet), a 4-piece bath, and a cozy primary suite with an ensuite bathroom and walk-in closet. The fully finished basement features a fourth bedroom, full bath, and roomy rec area. Step outside to a gorgeous backyard with UNDERGROUND SPRINKLERS, a large deck for entertaining, and a maintenance-free front yard complete with your own PUTTING GREEN. This home also includes a double attached HEATED GARAGE, A/C, and is ready for the next family to cherish it just as much as the original owners have!

Listing Presented By:



Originally Listed by:  
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