

\$465,000 - 40 Hawkins Crescent, Sherwood Park

MLS® #E4445706

\$465,000

4 Bedroom, 1.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Westboro, Sherwood Park, AB

Discover the charm of this 1,230 sq. ft. California-style bungalow, thoughtfully updated to balance comfort and functionality. The kitchen has been modernized, while the living and dining rooms offer generous space highlighted by a large window and durable oak laminate floors across most of the main level. Bathrooms have been refreshed, and newer PVC windows ensure efficiency and quiet. The primary bedroom includes a convenient 2-piece ensuite and a good-sized closet, accompanied by two additional bedrooms. Upstairs has been freshly painted and outfitted with new lighting. The finished basement has a spacious fourth bedroom, exercise room, office, and games area, rec room, and ample storage. Outside, mature gardens and flowering plants provide privacy and a tranquil patio setting reminiscent of a park. This home offers a rare combination of space, updates, and outdoor privacy.



Built in 1974

Essential Information

MLS® #	E4445706
Price	\$465,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	40 Hawkins Crescent
Area	Sherwood Park
Subdivision	Westboro
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 3P2

Amenities

Amenities	Off Street Parking, Exercise Room, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	13
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 July 16th, 2025 at 7:02pm MDT