

\$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 | 5 |
| Zoning | Zone 25 |

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