

\$475,000 - 85 Darlington Court, Sherwood Park

MLS® #E4430514

\$475,000

4 Bedroom, 2.00 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Davidson Creek, Sherwood Park, AB

Location! Location! Don't miss out on this 4 bedroom split level home situated in a quiet CUL-DE-SAC in the family friendly neighbourhood of Davidson Creek. Interior features include wood grain laminate throughout the main floor, lower family room & basement levels. Newer carpet on the upper level staircase, hallway & 3 bedrooms. Oak kitchen with dinette area and french door access to the backyard deck. The lower level offers a family room w/ brick clad wood burning fireplace; 4th bedroom and a combination main floor laundry & 3pc. bathroom. The finished basement features a recreation room; optional flex room; massive 5' crawl space for seasonal storage; and mechanical room with newer hot water tank (2022) & hi-efficiency furnace (2024). Additional updates over the last few years include roof shingles, some windows & doors & garage door. Exterior amenities include attached double garage; backyard deck and mature treed yard area for the kids. Within walking distance to schools. **SIMPLY PUT...GREAT VALUE!**

Built in 1990

Essential Information

MLS® # E4430514

Price \$475,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	85 Darlington Court
Area	Sherwood Park
Subdivision	Davidson Creek
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1N9

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Davidson Creek - (K-6)
Middle	Lakeland Ridge - (K-9)
High	Salisbury Composite High

Additional Information

Date Listed	April 11th, 2025
Days on Market	10
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 April 21st, 2025 at 7:47am MDT