

## \$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	8
Zoning	Zone 25

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