



**Sherwood Park** **Brentwood (Sherwood Park)** **LP: \$439,000**  
 5 Raven DR T8A 0C4 **SP:** **M**

**Listing ID #** E4328733  
**Building Type** Detached Single Family  
**Style** Bungalow  
**Year Built** 1964  
**Full Baths** 2  
**Half Baths** 0  
**Total Baths** 2.0  
**Tot Flr AG SqFt** 1,012.35

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 4  
**Basement** Full  
**Basement Dev** Fully Finished  
**Tot Flr AG SqM** 94.05

**ACTIVE**

**URL-Virtual Tour**

This extensively renovated and upgraded bungalow is certainly one of a kind. Enjoy upgrades such as newer concrete driveway and sidewalk, weeping tile and sump, siding, soffit, eavestrough, shingles, windows and fences. The main floor features 3 bedrooms with upgraded laminate flooring, renovated kitchen with stainless steel appliances, light maple cabinets and ceramic tile flooring and a renovated 4pc main bathroom. The cozy living room and hallway have hardwood flooring. The basement was newly developed 5 years ago with oversized windows, family room, bedroom with walk-in closet, 3pc bathroom and laundry room. The backyard is large and spacious for the family with newer landscaping. The pièce de résistance is a rare newly built garage (2018) 27'x23' on a grade beam with 8' high doors, 220 power and separate boiler with infloor heat.

**Directions**

Living Room	5.89x4.36	M	Bedroom 3	3.40x3.03	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4		B	1	3	B	No	Main		
Kitchen	3.50x2.62	M	Laundry Room		B	2	4	M	No	Upper		
Family Room		B				3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.51x3.43	M				6				Tot Flr AG	94.05	1,012.35
Bedroom 2	3.57x2.48	M				7				# Finished	2	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Ceramic Tile, Hardwood, Laminate Flooring  
**Features** See Remarks

**Construction** Wood Frame  
**Basement** Full  
**Basement Dev** Fully Finished  
**Separate Ent**  
**2nd Suite** No **Permit By Seller**  
**Garden Suite** **Garage Suite**  
**Lot Shape** Rectangular **Front Exposure** North  
**Lot Size SqM** **F x D (m)** x  
**Zoning**  
**Tax Amount** \$2,729.98 / 2022  
**Conform Type**  
**Conform Year**  
**Goods Excl** All drapery

**Goods Incl** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**Site Features** Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Double Garage Detached

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	
		Titled Storage	
		Parking Type	
		Unit Exposure	