

## \$524,900 - 30 Cascade Crescent, Sherwood Park

MLS® #E4453237

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Lakeland Ridge Beauty! This custom-built Hallmark home is a perfect blend of warmth, space, and functionality. Step into a bright foyer that opens to a spacious eat-in kitchen with a central island, all in neutral tones. The open-concept main floor features a cozy corner gas fireplace and patio doors leading to a massive tiered deck—ideal for entertaining. The fenced, landscaped yard backs onto a walking path for added privacy. Upstairs offers 3 bedrooms, including a generous primary suite with a walk-in closet, ensuite with jetted tub, and separate shower. Enjoy the convenience of main-floor laundry. The finished basement boasts a wet bar, 2-piece bath (with rough-in for shower), and sound wiring. Double attached heated garage plus an extra-long driveway complete this exceptional family home.

Built in 2005

### Essential Information

MLS® #	E4453237
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,636



Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Cascade Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2S7

### **Amenities**

Amenities	Deck, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed August 15th, 2025

Days on Market 63

Zoning Zone 25

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