

\$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 80
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 November 3rd, 2025 at 12:03pm MST