

## \$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      73  
Zoning                Zone 25

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