

## \$524,900 - 24 Carlyle Crescent, Sherwood Park

MLS® #E4435449

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This immaculate 2-storey home offers 2432 sq ft of living space with 4 bedrooms (3 up, 1 down), 3 bathrooms & A/C. A warm neutral palette & cozy fireplace make the living room inviting, flowing into the dining area & kitchen with rich maple cabinets and a raised eating bar. Upstairs features a spacious bonus room & 3 generous sized bedrooms, including a king-sized primary with 4pc ensuite (soaker tub & shower) & walk-in closet. The fully finished basement includes a large bedroom, family/recreation room & rough-in for a bathroom. Newer shingles, hot water tank, A/C, deck, window blinds. New flooring on main level & garage opener (2024). The backyard and deck are ideal for entertaining, play or relaxing. Located near the Trillium Centre & walking distance to schools. Close to all amenities! MOVE-IN READY!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435449  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,765     |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 Carlyle Crescent |
| Area        | Sherwood Park       |
| Subdivision | Lakeland Ridge      |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 2T6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Over Sized                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Lakeland Ridge  
Middle                              Lakeland Ridge  
High                                 Salisbury Composite

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                5  
Zoning                              Zone 25

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Listing information last updated on May 14th, 2025 at 4:02pm MDT