

## \$395,000 - 15 Carlyle Crescent, Sherwood Park

MLS® #E4452830

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Perfect for first-time buyers or investors, this 1394 sq.ft. half duplex is located in Lakeland Ridge offers exceptional value with NO CONDO fees. The open concept main floor features durable vinyl plank flooring, a spacious living room with a cozy corner gas fireplace, and a bright white U-shaped kitchen with stainless steel appliances and an adjoining dining area. Upstairs, you'll find two large primary bedrooms, each with its own ensuite and walk-in closets, plus a convenient laundry closet. The developed basement includes a third bedroom, a rec room, rough-in plumbing for a future bathroom, and ample storage. Enjoy the fully fenced and landscaped backyard with a spacious deck and a shed — perfect for relaxing or entertaining. Additional highlights include central air conditioning, a single attached garage, and a prime location close to trillium school, parks, public transportation and shopping. Shingles were replaced summer of 2023.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452830  |
| Price     | \$395,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15 Carlyle Crescent |
| Area        | Sherwood Park       |
| Subdivision | Lakeland Ridge      |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 2T6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Garburator, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Corner                                                                                              |
| Stories           | 3                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Partially Finished                                                                            |

### Exterior

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

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 18th, 2025 at 9:31am MDT