

## \$670,000 - 97 Carlyle Crescent, Sherwood Park

MLS® #E4459817

**\$670,000**

5 Bedroom, 3.50 Bathroom, 2,493 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this stunning 5-bedroom, 4-bath family home in Sherwood Park's Lakeland Ridge. With over 2,493 sq. ft. above grade plus a fully finished basement, there's room for everyone. The main floor showcases walnut hardwood floors, a bright kitchen with breakfast nook, formal dining room, and cozy family room with gas fireplace. Upstairs, the primary retreat offers a 5-piece ensuite with a jetted soaker tub, dual sinks, walk-in shower and a walk-in closet. Three additional bedrooms and a bonus room with a gas fireplace complete the upper level. The finished basement features a rec room, flex room, bedroom, full bath, and storage. Updates include new shingles (2023). Extras: central A/C, smart thermostat, security system, central vacuum system, and Gemstone exterior lighting. The private backyard is complete with deck, gazebo, and hot tub, backing onto walking trails and trees. An oversized double attached garage and prime location close to schools, shopping, and parks make this a perfect family home.

Built in 2006

### Essential Information

MLS® # E4459817

Price \$670,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,493                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 97 Carlyle Crescent |
| Area        | Sherwood Park       |
| Subdivision | Lakeland Ridge      |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 2T8             |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Tub, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                                                        |
| Parking        | Double Garage Detached                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                                        |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 26th, 2025

Days on Market        20

Zoning                        Zone 25

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Listing information last updated on October 16th, 2025 at 12:02pm MDT