

## **\$659,900 - 90 Carlyle Crescent, Sherwood Park**

MLS® #E4456403

**\$659,900**

4 Bedroom, 3.50 Bathroom, 2,100 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This potential 5 BR/3.5 Bath home in Lakeland Ridge is immaculate! Main Floor features hardwood flooring throughout & new carpet in the Den. Kitchen features a large Island, Fridge, Stove, DW , Microwave Hoodfan & large walk thru Pantry/Laundry Room. An expansive Kitchenette area & Great Room with corner Gas Fireplace & powder room complete the MF. Upstairs features all new carpet, a Bonus Room with a door giving it the potential to be a 4th BR. 4 PC Main Bath & 2 Bedrooms. The Extra Large Primary Bedroom features a Walk in Closet & 4 PC Ensuite with SU Shower & Soaker Tub. The Fully Finished basement features a spa like Bathroom with large WI Shower, Family Room & Bedroom with a large WI Closet. The tiered deck is found off the Kitchenette area leading down to a large back yard. Additional features are the all new widows(2023), New Window coverings (2023), Roof (2022), AC (2019), Carpet (2025), Hot Water Tank (2020), Garage Door (2017), Gas BBQ Line on the deck and surround sound system throughout house.

Built in 2006

### **Essential Information**

MLS® # E4456403

Price \$659,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	90 Carlyle Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2T8

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes

Basement	Full, Finished
<b>Exterior</b>	
Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
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 September 7th, 2025 at 3:32pm MDT