

## \$639,900 - 90 Carlyle Crescent, Sherwood Park

MLS® #E4460762

**\$639,900**

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® # E4460762

Price \$639,900



|                |                        |
|----------------|------------------------|
| 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    | October 3rd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 25           |

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Listing information last updated on October 16th, 2025 at 12:47pm MDT