

## \$258,707 - 130 460 Cranberry Way, Sherwood Park

MLS® #E4432785

**\$258,707**

2 Bedroom, 2.00 Bathroom, 889 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

**SUPER CUTE & SUPER AFFORDABLE!**

You'll fall in love from the moment you enter this sweet home! Carriage bungalow-style open concept featuring a spacious and bright living room, generous dining area and beautiful kitchen with all appliances included. Offering 2 BEDROOMS and a full 4 piece bathroom. Laundry area with tons of storage underneath. The patio doors lead to the BBQ and lovely patio area. One assigned parking stall. The monthly condo fee is \$355.92 and includes water, professional management, grass cutting & snow removal. Fabulous location in popular Lakeland Ridge! Close to schools, parks, trails, transit, shopping and more! Simply put- an AMAZING opportunity for a first-time home buyer or investor!! Visit REALTOR® website for more information.

Built in 2003

### Essential Information

MLS® #	E4432785
Price	\$258,707
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2003



Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	130 460 Cranberry Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2R3

### Amenities

Amenities	Parking-Visitor, Patio
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	Zone 25

Condo Fee                    \$356

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Listing information last updated on May 1st, 2025 at 2:17pm MDT