

\$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	5
Zoning	Zone 25

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Listing information last updated on August 17th, 2025 at 12:17pm MDT