

Courtesy Of Julia Rau Of Liv Real Estate

## \$575,000 - 45 Cascade Way, Sherwood Park

MLS® #E4424201

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,737 sqft  
Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

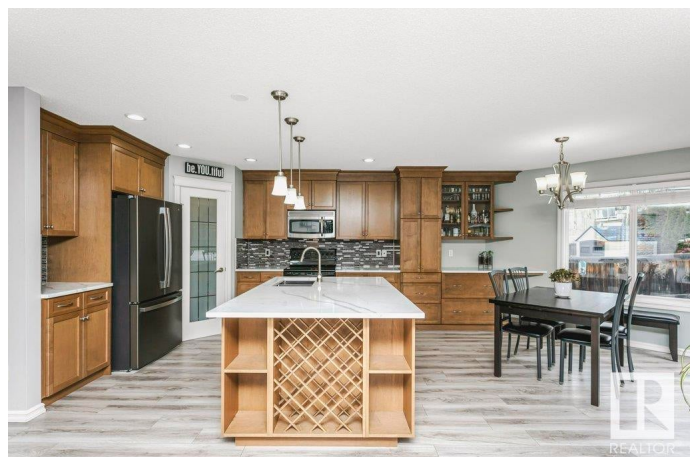
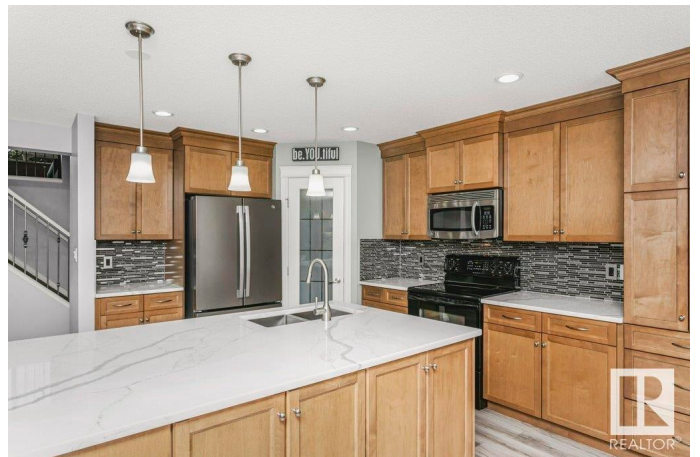
Welcome to this classic home, perfectly situated just steps from the serene Cascade Park Lake, with access to multiple parks and scenic trails. Enjoy the convenience of being close to all the amenities you could need, including shopping, restaurants, schools, and recreation options both inside and outside. Inside, you'll be greeted by an open-concept layout that seamlessly blends the living, dining, and kitchen areas. The back of the home is lined with windows, offering south-facing exposure that fills the space with natural light throughout the day. The kitchen boasts extended cabinets giving ample storage. Upstairs, you'll find a spacious bonus room with a cozy gas fireplace, ideal for cozy nights! The luxurious primary suite features a walk-in closet and a beautiful ensuite with a soaker tub, separate shower, and plenty of counter space. Two additional bedrooms and bathroom complete the upper level. The finished basement adds even more value with an additional bedroom and full bathroom for your guests.

Built in 2011

### Essential Information

MLS® # E4424201

Price \$575,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,737
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Cascade Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N1

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lakeland Ridge
Middle	Lakeland Ridge
High	Salisbury Composite High

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 25

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Listing information last updated on March 13th, 2025 at 11:32pm MDT