

# \$245,000 - 256 460 Cranberry Way, Sherwood Park

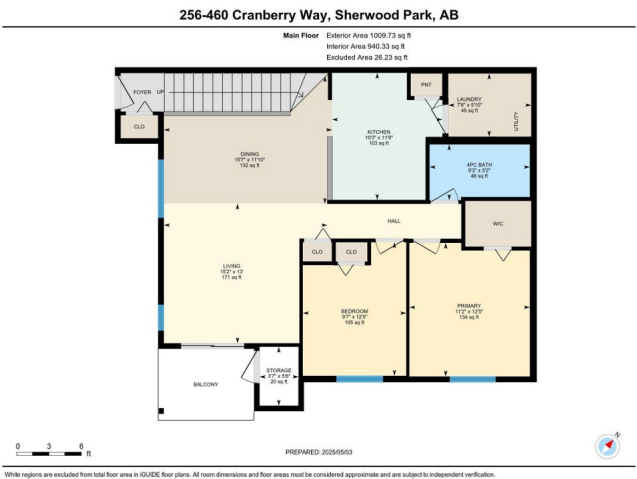
MLS® #E4434401

**\$245,000**

2 Bedroom, 1.00 Bathroom, 940 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Discover this sun-filled southeast-facing TOP FLOOR unit featuring 2 bedrooms and 1 bathroom in the peaceful community of Lakeland Ridge. Fresh updates include ALL BRAND NEW PAINT, CARPET, BUILT IN DISHWASHER, RANGE, plus a NEW ROOF. A must have - this condo offers IN-SUITE LAUNDRY for convenience and a balcony perfect for morning coffee and evening relaxation as you listen to the birds. Practical features include a DEDICATED STORAGE ROOM and assigned energized parking directly below your unit. Tap the remote starter for your car from right from inside your living room! PET FRIENDLY and QUIET, this complex sits near excellent schools (Lakeland Ridge public K-9 and Holy Trinity Catholic K-4). Whether taking the pup for a stroll or going for an evening run, walking trails and ponds are just steps away. The perfect blend of comfort, privacy and location - with WATER INCLUDED in your condo fees (\$378.82), all at an affordable price that is better than renting. Disclaimer: Some photos are virtually staged.



Built in 2003

## Essential Information

MLS® # E4434401  
Price \$245,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	940
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Carriage
Style	2 Storey
Status	Active

### Community Information

Address	256 460 Cranberry Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2R3

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	7
Zoning	Zone 25
Condo Fee	\$379

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 May 10th, 2025 at 1:32pm MDT