

## \$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 | 5                |
| Zoning         | Zone 25          |

Condo Fee                    \$356

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Listing information last updated on April 30th, 2025 at 3:02pm MDT