

## \$520,000 - 201 Cornwall Road, Sherwood Park

MLS® #E4453683

**\$520,000**

3 Bedroom, 3.50 Bathroom, 1,669 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Backing onto a peaceful walking path, this well-kept home offers 3 bedrooms plus den, 3.5 baths, a spacious bonus room and plenty of natural light! Just a short walk to schools, playgrounds, and green spaces, the location is perfect for an active family lifestyle. The open-concept main floor features hardwood throughout, newer stainless steel kitchen appliances (2020), a cozy gas fireplace, half bath and laundry. Upstairs, the generous bonus room and 3 bedrooms include a primary suite with soaker tub, walk-in closet, and private retreat. Host sunny backyard BBQs in your south-facing yard where mature trees provide privacy and shade. Added features: air conditioning (2023), 240v/50amp wiring for a hot tub, hot water exterior tap, shingles redone (2023), and a recently finished, fully permitted basement (just add trim!). A welcoming home in a friendly community!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453683  |
| Price      | \$520,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,669                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 201 Cornwall Road |
| Area        | Sherwood Park     |
| Subdivision | Lakeland Ridge    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2L8           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | On Street Parking, Air Conditioner |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                            |
| Fireplaces        | Insert, Tile Surround                                                                                                                                          |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 23rd, 2025 at 2:32pm MDT