

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

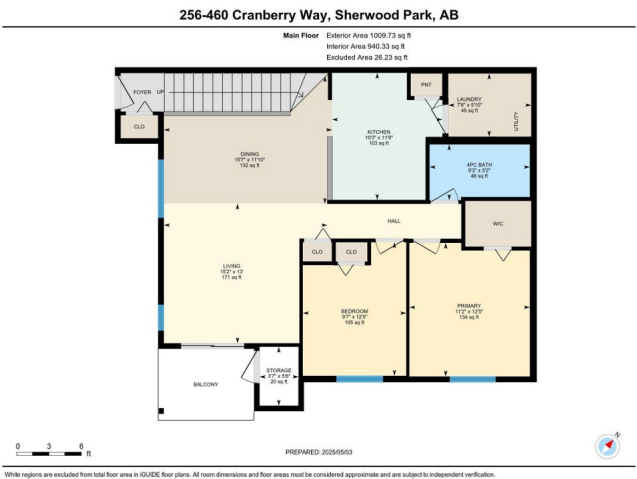
MLS® #E4434401

**\$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 | 9             |
| Zoning         | Zone 25       |
| Condo Fee      | \$379         |

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Listing information last updated on May 12th, 2025 at 9:47am MDT