

Courtesy Of Cheryl L Kurek Of NOW Real Estate Group

## \$535,000 - 217 Cornwall Road, Sherwood Park

MLS® #E4452495

**\$535,000**

2 Bedroom, 3.00 Bathroom, 1,693 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

**AMAZING LOCATION BACKING GREENSPACE AND WALKING TRAIL!** This 2 BR home with A/C has an open plan on the main floor with huge windows facing the sunny backyard with SOUTH exposure. NEW SHINGLES in 2025! Step inside the living room with corner gas fireplace, open to the kitchen with gorgeous Walnut cupboards, island with breakfast bar, and corner pantry. Off the dinette, go out the garden door to large deck with aluminum and glass rail and beautiful landscaping. Enjoy the sunny backyard with access to trail behind you. Inside, there is a powder room and laundry room next to the finished garage. Upstairs, the massive Bonus room is perfect for TV nights! The Primary suite is large and features an elegant ensuite with upgraded vanity and glass shower. The second bedroom is HUGE (used to be 2 BRs) with 2 sets of closets. Downstairs has extra bath, storage room, and large rec room, with potential BR. NEW main floor toilet, humidifier, kitchen lighting and shingles. Live close to parks, schools and shopping!

Built in 2003

### Essential Information

MLS® # E4452495

Price \$535,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,693                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 217 Cornwall Road |
| Area        | Sherwood Park     |
| Subdivision | Lakeland Ridge    |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 2L8           |

### Amenities

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

### Interior

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

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Lakeland Ridge |
| Middle     | Lakeland Ridge |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 18th, 2025 at 12:32pm MDT