

Courtesy Of Rod F Thompson Of Method Realty

## \$779,000 - 390 Cowan Crescent, Sherwood Park

MLS® #E4426918

**\$779,000**

5 Bedroom, 3.50 Bathroom, 2,150 sqft  
Single Family on 0.00 Acres

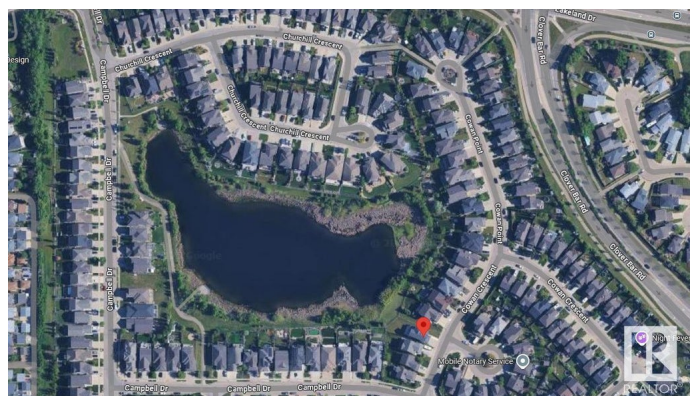
Lakeland Ridge, Sherwood Park, AB

PRIVATE LAKESHORE PROPERTY with WALKOUT BASEMENT – This stunning Lakeland Ridge home sits directly on the lake with no public access, meaning your breathtaking west-facing views remain yours alone – every day, every season. Whether relaxing on the brand-new \$50,000 deck or unwinding on the covered patio off the walkout, you'll forget you're even in the city! A true family retreat where the outdoors take center stage. Recent updates, including AC, furnace, shingles, and some flooring, offering peace of mind and ensuring your home is both secure and comfortable. Conveniently located near top-rated schools, shopping, and services – this location is unbeatable. Inside, the open-concept main floor features soaring windows that flood the space in natural light all day. The modern kitchen offers generous counter space and ample storage. Upstairs, the sprawling owner's suite boasts a sitting/exercise area and a luxurious ensuite. The finished basement includes two more bedrooms and a cozy living space. Hurry!

Built in 2007

### Essential Information

MLS® #	E4426918
Price	\$779,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	390 Cowan Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0E5

### **Amenities**

Amenities	Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	15
Zoning	Zone 25

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Listing information last updated on April 5th, 2025 at 8:32am MDT