

## \$659,000 - 19 Clearwater Lane, Sherwood Park

MLS® #E4460601

**\$659,000**

3 Bedroom, 3.50 Bathroom, 1,853 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Rare find in Lakeland Ridge! Immaculate, fully finished 2-storey Salv/Ironwood home with triple heated garage (resin floor), RV parking pad, and low-maintenance yard. This 3-bedroom home offers numerous upgrades. Entry showcases Acacia hardwood staircase leading to upper bedrooms. Primary ensuite features upgraded shower, walk-in closet, and hardwood flooring, with matching finishes in the 2nd/3rd bedrooms and main 4-pc bath. Living room boasts Brazilian hardwood, Cherrywood cabinets, and gas fireplace. Open kitchen/dining area includes ceramic floors, Cherrywood cabinetry, ample counters, pantry, s/s sink, garburator, and updated fixtures. Patio doors open to deck and patio. Main floor laundry with Maytag stacker (2020). Professionally finished basement adds 4-pc bath with jetted tub, large flex space for office/4th bedroom, and spacious family room. Roof replaced 2018.

Built in 2006

### Essential Information

MLS® #	E4460601
Price	\$659,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,853
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	19 Clearwater Lane
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2X1

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 3rd, 2025
Days on Market	2
Zoning	Zone 25

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Listing information last updated on October 5th, 2025 at 2:02pm MDT