

## \$699,900 - 620 Cabri Court, Sherwood Park

MLS® #E4463600

**\$699,900**

5 Bedroom, 3.50 Bathroom, 2,443 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

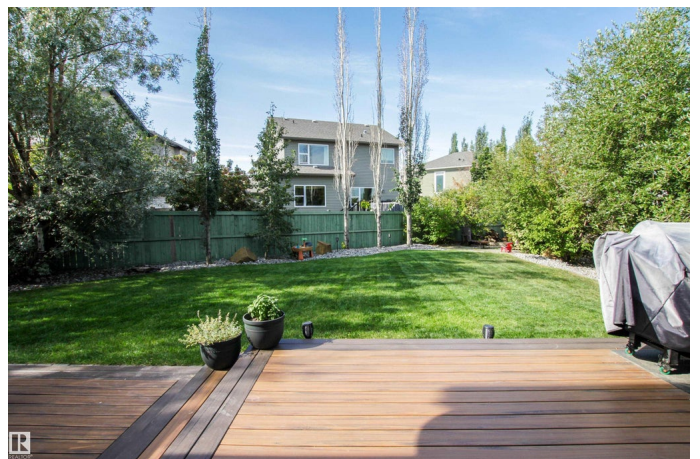
Beautiful FAMILY HOME in Lakeland Ridge on stunning PIE LOT!!! This property is situated on a quiet cul-de-sac and features a large SOUTH facing backyard with new COMPOSITE DECK with gas line for BBQ, fire pit area, hot tub hook-up, and tons of room for kids and pets to play! The beautiful kitchen offers rich cabinetry, granite countertops and stainless steel appliances. Beyond the kitchen is the spacious dining nook and cozy living room with GAS FIREPLACE and tons of windows! Den, powder room and laundry room complete the main floor. Upstairs you will find 4 SPACIOUS BEDROOMS + BONUS ROOM and 4-piece main bath. The primary bedroom offers a 5-piece ensuite with dual sinks, soaker tub, separate shower & heated floors! The basement is 90% complete with large rec area, 3-piece bathroom and 5th bedroom. Additional features include Oversized Double Attached Garage, CENTRAL A/C, Motorized Blinds and Irrigation System! Conveniently located steps to parks and Lakeland Ridge School + quick access to all amenities!

Built in 2009

### Essential Information

MLS® # E4463600

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,443                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 620 Cabri Court |
| Area        | Sherwood Park   |
| Subdivision | Lakeland Ridge  |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 0L4         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Sprinkler Sys-Underground, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 25            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 2:47am MDT