

## \$640,000 - 6004 Cameron Close, Sherwood Park

MLS® #E4454788

**\$640,000**

4 Bedroom, 3.50 Bathroom, 1,999 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to 6004 Cameron Close located in highly sought after Lake Land Ridge! Custom Walnut cabinets throughout this beautiful open concept home welcome you to this completely finished and beautifully maintained 2 storey Home just waiting for you! Upstairs you will find amazing bonus room, perfect for family movie night or play zone for the kids, master bedroom boasts huge built in closet, ensuite w/separate tub/shower and 2 more bedrooms. Chef's dream kitchen on main floor; hickory hardwood, 2 built-in ovens, induction cook top and corner pantry! 4th bedroom, 3 pc bath w/tiled shower, and large family room complete basement level. Close to schools, parks, trails and shopping, start your dream life today!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454788  |
| Price          | \$640,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,999     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 6004 Cameron Close |
| Area        | Sherwood Park      |
| Subdivision | Lakeland Ridge     |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 0H6            |

### **Amenities**

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached, Front Drive Access        |

### **Interior**

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Oven Built-In-Two, Stove-Induction, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| Fireplaces        | Corner, Stone Facing                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                                                     |

### **Exterior**

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

**School Information**

|            |     |
|------------|-----|
| Elementary | Yes |
| Middle     | Yes |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 25           |

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Listing information last updated on September 4th, 2025 at 8:32pm MDT