

## \$519,900 - 74 Christina Court, Sherwood Park

MLS® #E4448281

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Home sweet home! Downsizing or leaving the acreage but still want a yard? This lovely half duplex bungalow in Christina Court offers it all! 1100 sq ft, location, comfort, and charm. Enjoy a well-manicured yard with beautiful perennials, raspberry and rhubarb bushes, plus low-maintenance living with a \$125/month HOA covering lawn care and snow removal. The main floor features a cozy living room with gas fireplace, spacious dining area, kitchen with ample cabinetry, and main floor laundry. Two large bedrooms include a primary with 4-pc ensuite and walk-in closet. Stay cool with central A/C! Basement is 75% finished with framing, drywall, 2-pc bath just needing a vanity. Double attached garage is insulated and drywalled. All appliances included!

Built in 2002

### Essential Information

MLS® #	E4448281
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,027
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	74 Christina Court
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2H4

### Amenities

Amenities	No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 17th, 2025  
Days on Market                4  
Zoning                              Zone 25  
HOA Fees                         125  
HOA Fees Freq.                Monthly

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