



## Sherwood Park Alberta

\$524,900

Freshly painted and thoughtfully updated, this beautifully maintained two storey home offers over 2,000 sq ft of finished living space in Lakeland Ridge. The bright open concept main floor features inviting living spaces, generous kitchen storage and prep space, plus a dining area with patio access to the composite deck, ideal for summer entertaining. Upstairs offers a spacious primary retreat with walk in closet and ensuite featuring a corner soaker tub and separate shower, along with two additional bedrooms and a full bath. The finished basement adds flexible living space and storage, and features plumbing rough in for a future bathroom. Notable upgrades include central air conditioning, tankless hot water, and a 2023 roof with premium Level 4 impact resistant Malarkey architectural shingles. Complete with an attached double garage, brick walkway, and landscaped yard, all just moments from shopping, parks, pond access, and an extensive network of walking and biking trails. (id:6769)

Recreation room 21.7 m X 16.8 m

Living room 13.11 m X 12.6 m

Dining room 11.2 m X 7.2 m

Kitchen 11.2 m X 10.9 m

Laundry room Measurements not available

Mud room Measurements not available

Primary Bedroom 11 m X 16.7 m

Bedroom 2 12.1 m X 12.5 m

Bedroom 3 9.3 m X 12 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<https://www.propertysmart.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.