

\$469,888 - 35 Christina Court, Sherwood Park

MLS® #E4439744

\$469,888

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

AMAZING OPPORTUNITY! Tucked in a quiet cul-de-sac in Lakeland Ridge, this half-duplex bungalow offers over 1,050 sq ft above grade plus a fully finished basement. The vaulted main floor features an open-concept layout with oak kitchen cabinetry, corner pantry, raised eating bar, spacious dining area, and a bright living room with cozy gas fireplace. Step outside to a private deck and fully landscaped yard complete with garden bed and storage shed. The main level includes a generous primary bedroom with walk-through closet and ensuite access, second bedroom, full bath, and convenient main-floor laundry. The fully finished basement offers a massive rec room, third bedroom with walk-in closet, full bath, and a large storage area with built-in shelving and freezer. A single attached garage and long driveway provide ample parking. Lawn care and snow removal included in HOA. Close to trails, transit, and shopping—this is the perfect downsizing, empty-nester opportunity!



Built in 2001

Essential Information

MLS® #	E4439744
Price	\$469,888
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	35 Christina Court
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2H4

Amenities

Amenities	Deck, Vaulted Ceiling
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 31st, 2025
Days on Market	11
Zoning	Zone 25
HOA Fees	125
HOA Fees Freq.	Monthly

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