

\$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

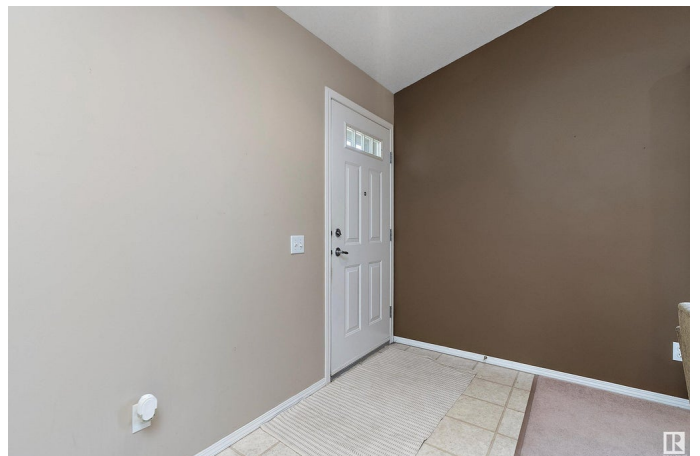
Lakeland Ridge, Sherwood Park, AB

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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Listing information last updated on June 10th, 2025 at 9:33pm MDT