

## \$524,888 - 47 Christina Court, Sherwood Park

MLS® #E4436300

**\$524,888**

3 Bedroom, 3.00 Bathroom, 1,208 sqft  
Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Tucked in a quiet cul-de-sac in Lakeland Ridge, this charming half-duplex bungalow offers maintenance-free living in an adult-friendly community. Enjoy vaulted ceilings, a cozy fireplace, and an open-concept kitchen/dining/living space that flows seamlessly onto your private, open-air covered deck—perfect for morning coffee or quiet evenings. Professionally landscaped front and back yards create a serene oasis without the hassle—snow removal and lawn care are taken care of! The spacious primary bedroom boasts a walk-in closet and full ensuite. A second bedroom, 4-pc bath, and main-floor laundry add convenience. Downstairs, discover a massive rec room, full bath, third bedroom, and bright den ideal for a home office or hobby space. The double attached garage is fully drywalled & insulated. Ideal for downsizers seeking comfort, space, and ease near trails, shopping, and transit.

Built in 2000

### Essential Information

MLS® #	E4436300
Price	\$524,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,208
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	47 Christina Court
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2H4

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Extra, Sunroom, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	Zone 25
HOA Fees	125
HOA Fees Freq.	Monthly

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