

\$479,900 - 74 Christina Court, Sherwood Park

MLS® #E4451069

\$479,900

3 Bedroom, 2.50 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

\$125/mo HOA covers lawn care and snow removal, freeing you to enjoy the manicured yard bursting with perennials, raspberries and rhubarb. This 1,100 sq ft half-duplex bungalow in quiet Christina Court boasts soaring vaulted ceilings and two solar lights that bathe the open living, dining and kitchen zone in sunshine. A gas fireplace adds cozy warmth, while abundant cabinetry and a generous dining space invite gatherings. Main-floor laundry keeps chores simple. Two spacious bedrooms include a king-sized primary retreat with walk-in closet and 4-pc ensuite, and central A/C beats the summer heat. The basement is 75% finished—framed and drywalled for a family/games room, bedroom, den and 2-pc bath awaiting a vanity. With a side entrance and plumbing for its own washer/dryer, it's prepped for a nanny or in-law suite. An insulated, drywalled double garage shelters vehicles year-round, every appliance stays, and the friendly cul-de-sac has no age restrictions—move in and savour easy living!

Built in 2002

Essential Information

MLS® # E4451069

Price \$479,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,107
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	See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

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

Exterior

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

Additional Information

Date Listed	August 3rd, 2025
Days on Market	5
Zoning	Zone 25
HOA Fees	125
HOA Fees Freq.	Monthly

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