

## \$499,900 - 74 Christina Court, Sherwood Park

MLS® #E4448281

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Craving an easy-care lifestyle without giving up garden space? Your manicured backyard bursts with perennials, raspberries and rhubarb, yet lawn mowing and snow shovelling are handled by the HOA for only \$125/month. This 1,100 sq ft half-duplex bungalow in coveted Christina Court answers the call. Tucked on a quiet cul-de-sac, it welcomes you with a bright living room anchored by a gas fireplace, an open dining zone, and a kitchen loaded with cabinetry. Main-floor laundry keeps chores simple. Two generous bedrooms include a king-sized primary retreat boasting a 4-pc ensuite and walk-in closet. Beat the summer heat with central A/C! Downstairs is 75% finished being framed and drywalled for a family/games area, bedroom, den, and a 2-pc bath awaiting a vanity. Love the outdoors? An insulated, drywalled double garage shelters cars and toys year-round, and every appliance stays. This cul-de-sac has no age restriction! Trade yard maintenance chores for Christina Court convenienceâ€”just move in and enjoy!

Built in 2002

### Essential Information

MLS® # E4448281

Price \$499,900

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	No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

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

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	14
Zoning	Zone 25
HOA Fees	125
HOA Fees Freq.	Monthly

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