

\$519,900 - 74 Christina Court, Sherwood Park

MLS® #E4448281

\$519,900

3 Bedroom, 2.50 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Home sweet home! Downsizing or leaving the acreage but still want a yard? This lovely half duplex bungalow in Christina Court offers it all! 1100 sq ft, location, comfort, and charm. Enjoy a well-manicured yard with beautiful perennials, raspberry and rhubarb bushes, plus low-maintenance living with a \$125/month HOA covering lawn care and snow removal. The main floor features a cozy living room with gas fireplace, spacious dining area, kitchen with ample cabinetry, and main floor laundry. Two large bedrooms include a primary with 4-pc ensuite and walk-in closet. Stay cool with central A/C! Basement is 75% finished with framing, drywall, 2-pc bath just needing a vanity. Double attached garage is insulated and drywalled. All appliances included!

Built in 2002

Essential Information

MLS® #	E4448281
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,027
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 12
Zoning Zone 25
HOA Fees 125
HOA Fees Freq. Monthly

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Listing information last updated on July 29th, 2025 at 7:17am MDT