

## \$699,900 - 122 Campbell Drive, Sherwood Park

MLS® #E4429110

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This gorgeous 2,406 FULLY FINISHED 3+1 bedroom 2 storey home is located in the heart of Lakeland Ridge in Sherwood Park and boasts a SOUTH FACING back yard. The main floor features a spacious entrance leading to an open concept main floor plan with front den/dining room, large kitchen with huge island, granite countertops, tons of cabinetry and stainless steel appliances. Large dining area overlooking the fully landscaped back yard. Great sized living room with a cozy corner natural gas fireplace. The upper level is where you will find a huge bonus room with hardwood flooring, dream primary bedroom with 5 piece ensuite including double sinks, soaker tub, and double shower. 2 additional large kids bedrooms and a 4 piece bathroom. The fully finished basement is completed by a massive rec room perfect for family entertainment, a 4 piece bathroom, and the 4th bedroom! Air conditioned, newer furnace, fresh paint, are just some of the many upgrades this home has to offer!

Built in 2007

### Essential Information

MLS® # E4429110

Price \$699,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,406                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 122 Campbell Drive |
| Area        | Sherwood Park      |
| Subdivision | Lakeland Ridge     |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 0E3            |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                        |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 25         |

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Listing information last updated on April 20th, 2025 at 10:17am MDT