

## \$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 | 16              |
| Zoning         | Zone 25         |
| HOA Fees       | 125             |
| HOA Fees Freq. | Monthly         |

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Listing information last updated on August 2nd, 2025 at 3:02am MDT