

## \$349,702 - 76 115 Chestermere Drive, Sherwood Park

MLS® #E4441394

**\$349,702**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

BEAUTIFUL LAKELAND RIDGE...OVER 1200 Sq Ft with FINISHED BASEMENT...TOTAL 4 BEDROOMS/4 BATHS!....~!WELCOME HOME!~ Cheerful home with lots of natural light! OPEN CONCEPT, with good sized kitchen offering plenty of wood cabinets, & island that overlooks the dining area & living room with cozy gas fireplace. Convenient 2 pce bath on main as well. Primary bedroom has 3 pce ensuite! Two additional bedrooms & 4pc bath complete the upstairs. The fully finished basement with flex space, another bedroom, and 2 pce bath (with roughin for future shower). This home also comes with a nice size deck and fenced yard, ready for those summer BBQs! Just steps away from playgrounds, walking trails, shopping & schools. Great first home or investment property, and great location to call HOME!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441394  |
| Price          | \$349,702 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,230     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2005              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 76 115 Chestermere Drive |
| Area        | Sherwood Park            |
| Subdivision | Lakeland Ridge           |
| City        | Sherwood Park            |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T8H 2W4                  |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 25        |
| Condo Fee      | \$307          |

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Listing information last updated on July 18th, 2025 at 10:47pm MDT