

## \$684,900 - 122 Campbell Drive, Sherwood Park

MLS® #E4429110

**\$684,900**

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 \$684,900

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	45
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2025 at 2:17am MDT