

## \$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	12
Zoning	Zone 25
HOA Fees	125
HOA Fees Freq.	Monthly

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 July 29th, 2025 at 4:47pm MDT