

\$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	27
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 1st, 2025 at 3:17am MDT