

\$500,000 - 95 Chatwin Road, Sherwood Park

MLS® #E4431257

\$500,000

3 Bedroom, 3.50 Bathroom, 1,693 sqft
Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Hot opportunity in Lakeland Ridge! This nearly 1,700 SqFt 2-storey is priced to move and packed with value! Just steps from schools, parks, and playgrounds, this is the family-friendly location you've been waiting for. Inside, the open-concept layout takes full advantage of that sunny south-facing backyard. The kitchen features stainless steel appliances and ceiling-height cabinetry, while the living room is the perfect hub for hangouts and downtime. You'll love the upstairs bonus room, three great-sized bedrooms, and a primary suite with walk-in closet and ensuite. The fully finished basement adds even more living space with a big rec room, full bathroom, and tons of storage. Plus: major upgrades already done. With a high-efficiency furnace + central A/C you'll be comfortable all year long. And that big backyard? It backs onto green space—yes please! Get in before it's gone—this one won't wait!

Built in 2004

Essential Information

MLS® #	E4431257
Price	\$500,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	95 Chatwin Road
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2S6

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 17th, 2025

Days on Market 7

Zoning Zone 25

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