

\$975,000 - 309 Campbell Drive, Sherwood Park

MLS® #E4444158

\$975,000

5 Bedroom, 3.00 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Over 3700 sq. Ft. of well finished space in this Executive Bungalow with a WALKOUT basement & a TRIPLE GARAGE backing onto a lake! Youâ€™ll love the Kitchenâ€™s quality cabinetry, granite counters, large island with pullouts, gas stove & a large pantry. The bright & open Great Room & Dining Room offer beautiful wide plank hardwood floors, a 3-sided fireplace & spectacular views of the lake & greenspace. There are 3 generous sized bedrooms up (1 currently used as an office) & 2 bedrooms down all with hardwood floors & custom closets. There are 3 luxurious Bathrooms that feature seamless glass showers with full body jets, granite counters, 2 top of the line jetted tubs & a steam shower downstairs. Enjoy year round comfort with AIR CONDITIONING & in-floor heating downstairs. The lower level also includes a huge family room w/ wet bar & a Theatre Room. If you like to entertain outdoors youâ€™ll enjoy the full width upper with amazing views! Triple attached heated garage & storage shed as well. Welcome home!



Built in 2012

Essential Information

MLS® # E4444158

Price \$975,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,976
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	309 Campbell Drive
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0R8

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Television Connection, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Stucco

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 25th, 2025

Days on Market 56

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 August 20th, 2025 at 2:02pm MDT