

## \$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      11

Zoning                Zone 25

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