

## \$997,000 - 125 Campbell Drive, Sherwood Park

MLS® #E4442039

**\$997,000**

6 Bedroom, 3.00 Bathroom, 1,850 sqft  
Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This stunning executive bungalow in Lakeland Ridge, Sherwood Park, features a modern kitchen with stainless steel appliances and a generous island, perfect for meal prep and gatherings. The spacious main level includes three large bedrooms and a bright, open living area. The walkout basement boasts three additional bedrooms and a cozy living space, all warmed by in-floor heating, and cooled by central A/C for maximum comfort year-round. Enjoy stunning views of the pond from the basement, enhancing the sense of tranquility. Inside, high-quality finishes and a functional layout create a welcoming and stylish atmosphere. Outside, the property backs onto a serene pond, providing picturesque scenery and privacy. The expansive deck extends the living space outdoors, ideal for relaxing or entertaining while overlooking nature. This home seamlessly combines luxurious interior features with outdoor beauty, offering a peaceful, lakeside lifestyle in a desirable neighborhood.

Built in 2011

### Essential Information

MLS® #	E4442039
Price	\$997,000
Bedrooms	6



Bathrooms	3.00
Full Baths	3
Square Footage	1,850
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	125 Campbell Drive
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0E3

### Amenities

Amenities	Air Conditioner, Bar, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Lake, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
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 June 16th, 2025 at 9:47pm MDT