

## \$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 youâ€™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. Youâ€™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 spac - yes please!

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       59  
Zoning                 Zone 25

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