

## \$479,900 - 74 Christina Crest, Sherwood Park

MLS® #E4451069

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

\$125/mo HOA covers lawn care and snow removal, freeing you to enjoy the manicured yard bursting with perennials, raspberries and rhubarb. This 1,100 sq ft half-duplex bungalow in quiet Christina Court boasts soaring vaulted ceilings and two solar lights that bathe the open living, dining and kitchen zone in sunshine. A gas fireplace adds cozy warmth, while abundant cabinetry and a generous dining space invite gatherings. Main-floor laundry keeps chores simple. Two spacious bedrooms include a king-sized primary retreat with walk-in closet and 4-pc ensuite, and central A/C beats the summer heat. The basement is 75% finished—framed and drywalled for a family/games room, bedroom, den and 2-pc bath awaiting a vanity. With a side entrance and plumbing for its own washer/dryer, it's™s prepped for a nanny or in-law suite. An insulated, drywalled double garage shelters vehicles year-round, every appliance stays, and the friendly cul-de-sac has no age restrictions—move in and savour easy living!

Built in 2002

### Essential Information

MLS® # E4451069

Price \$479,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,107
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	74 Christina Crest
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2H4

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 3rd, 2025
Zoning	Zone 25
HOA Fees	125
HOA Fees Freq.	Monthly

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 3rd, 2025 at 5:32pm MDT