

\$684,900 - 122 Campbell Drive, Sherwood Park

MLS® #E4429110

\$684,900

4 Bedroom, 3.50 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This gorgeous 2,406 FULLY FINISHED 3+1 bedroom 2 storey home is located in the heart of Lakeland Ridge in Sherwood Park and boasts a SOUTH FACING back yard. The main floor features a spacious entrance leading to an open concept main floor plan with front den/dining room, large kitchen with huge island, granite countertops, tons of cabinetry and stainless steel appliances. Large dining area overlooking the fully landscaped back yard. Great sized living room with a cozy corner natural gas fireplace. The upper level is where you will find a huge bonus room with hardwood flooring, dream primary bedroom with 5 piece ensuite including double sinks, soaker tub, and double shower. 2 additional large kids bedrooms and a 4 piece bathroom. The fully finished basement is completed by a massive rec room perfect for family entertainment, a 4 piece bathroom, and the 4th bedroom! Air conditioned, newer furnace, fresh paint, are just some of the many upgrades this home has to offer!

Built in 2007

Essential Information

MLS® # E4429110

Price \$684,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,406 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 122 Campbell Drive |
| Area | Sherwood Park |
| Subdivision | Lakeland Ridge |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 0E3 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

| | |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 72 |
| Zoning | Zone 25 |

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Listing information last updated on June 15th, 2025 at 7:17am MDT