

## \$987,500 - 309 Campbell Drive, Sherwood Park

MLS® #E4444158

**\$987,500**

5 Bedroom, 3.00 Bathroom, 1,976 sqft  
Single Family on 0.00 Acres

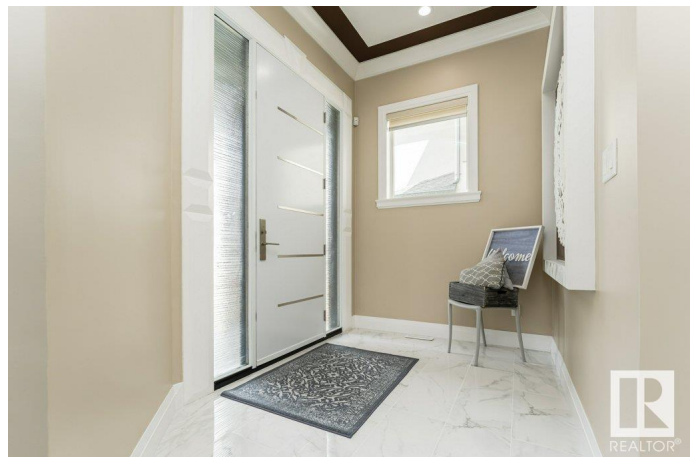
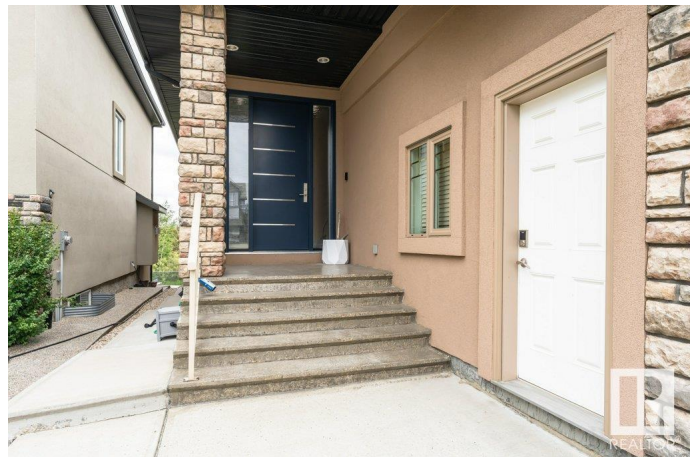
Lakeland Ridge, Sherwood Park, AB

Prepare to be wowed by this Executive Bungalow with a fully finished walkout basement & a Triple Garage backing onto a lake! Youâ€™ll love the Kitchenâ€™s quality cabinetry, granite counters, large island with pullouts, gas stove & a large pantry. The bright & open Great Room & Dining Room offer beautiful wide plank hardwood floors, a 3-sided fireplace & spectacular views of the lake & greenspace. There are 3 generous sized bedrooms up (1 currently used as an office) & 2 bedrooms down all with hardwood floors & custom closets. There are 3 luxurious Bathrooms that feature seamless glass showers with full body jets, granite counters, 2 top of the line jetted tubs & a steam shower downstairs. Enjoy year round comfort with A/C throughout & in-floor heating downstairs. The lower level also includes a huge family room w/ wet bar & a Theatre Room. If you like to entertain outdoors youâ€™ll enjoy the full width upper & lower decks with serene views! Triple attached heated garage & storage shed as well. Welcome home!

Built in 2012

### Essential Information

MLS® #	E4444158
Price	\$987,500



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,976
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	309 Campbell Drive
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0R8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Television Connection, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	2
Has Basement	Yes

Basement Full, Finished

## Exterior

Exterior Wood, Stone, Stucco

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

## Additional Information

Date Listed June 25th, 2025

Days on Market 26

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 July 20th, 2025 at 9:31pm MDT