

## \$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

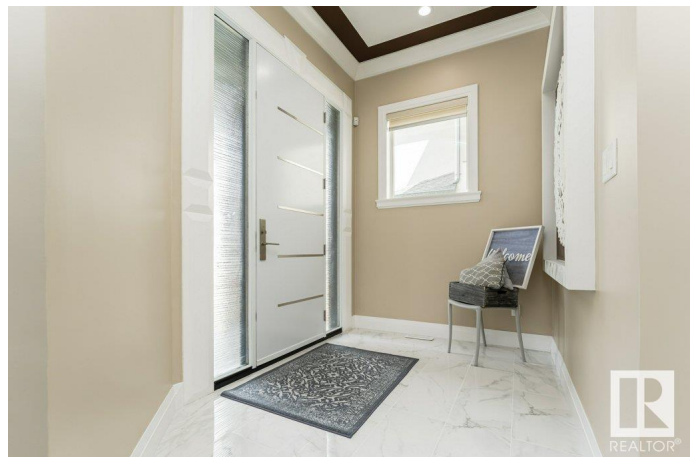
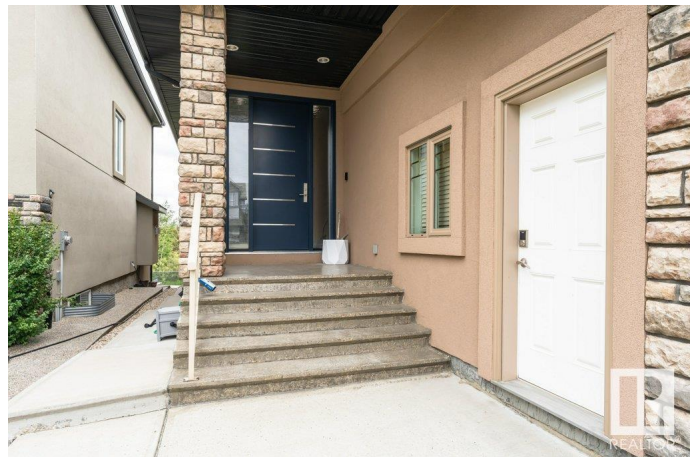
Lakeland Ridge, Sherwood Park, AB

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        12

Zoning                      Zone 25

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Listing information last updated on July 7th, 2025 at 1:47am MDT