

## \$975,000 - 309 Campbell Drive, Sherwood Park

MLS® #E4444158

**\$975,000**

5 Bedroom, 3.00 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Over 3700 sq. Ft. of well finished space in this Executive Bungalow with a 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 AIR CONDITIONING & 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 with amazing views! Triple attached heated garage & storage shed as well. Welcome home!

Built in 2012

### Essential Information

MLS® # E4444158

Price \$975,000



|                |                        |
|----------------|------------------------|
| 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          42

Zoning                        Zone 25

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Listing information last updated on August 6th, 2025 at 5:17am MDT