

# **\$149,900 - 1451 Lakeland Village Boulevard, Sherwood Park**

MLS® #E4441100

**\$149,900**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Land Lease Community on 0.00 Acres

Lakeland Village, Sherwood Park, AB

BUILT in 2003!! Welcome to this cute & cozy move-in ready home with 3 bedrooms, 2 bathrooms and a large back yard and in a CUL-DE-SAC - perfect for the kids!! This home has been taken care of and loved and is ready for a new family to make memories. Located in Sherwood Park, this home offers tremendous value and is very affordable. The home has a terrific floorplan with the primary bedroom at one end, complete with walk-in closet and full ensuite, and 2 more bedrooms at the other end, complete with full bathroom. The vaulted ceilings give it a spacious feel and the skylight drenches this home in natural sunlight. The large yard is fenced and comes with a firepit, for those summer night gatherings and also a shed for the bicycles, winter tires etc.. Welcome home! This one won't last

Built in 2003

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4441100  |
| Price      | \$149,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,200                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1451 Lakeland Village Boulevard |
| Area        | Sherwood Park                   |
| Subdivision | Lakeland Village                |
| City        | Sherwood Park                   |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T8H 1M1                         |

### Amenities

|         |                  |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |

### Exterior

|              |                |
|--------------|----------------|
| Exterior     | Modular        |
| Construction | Modular        |
| Foundation   | Preserved Wood |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 25        |

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