

\$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

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 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 & lower decks 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 28

Zoning Zone 25

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Listing information last updated on July 23rd, 2025 at 3:17pm MDT