

## \$469,900 - 91 Chestermere Drive, Sherwood Park

MLS® #E4440604

**\$469,900**

3 Bedroom, 3.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Discover this impeccably maintained and upgraded half duplex offering nearly 1,400 sq ft of comfortable living space, plus a fully finished basement with its own kitchenette. Recent updates include fresh paint, modern flooring, and recent shingles, giving the home a stylish, move-in-ready appeal. The open-concept kitchen features quality appliances and flows into a spacious family room with a cozy gas fireplace and sleek laminate flooring. Upstairs, enjoy the luxury of two master bedrooms, each with walk-in closets and private ensuites. The basement is perfect for extended family or guests, featuring a living room, dinette, bedroom, kitchen area, and a full 3-piece bath. Step outside to a large deck and fully fenced yard that backs onto serene green space—ideal for relaxing or entertaining. An attached double garage adds convenience, and best of all, there are no condo or HOA fees. A rare find blending comfort, style, and functionality.

Built in 2004

### Essential Information

MLS® #	E4440604
Price	\$469,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,382
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	91 Chestermere Drive
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2S1

### Amenities

Amenities	Parking-Visitor
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                12

Zoning                            Zone 25

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