

## \$499,900 - 91 Chestermere Drive, Sherwood Park

MLS® #E4435319

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,382 sqft

Single Family on 0.00 Acres

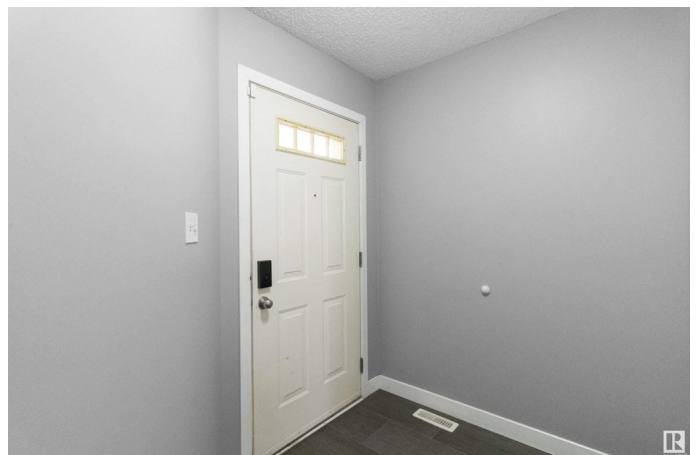
Lakeland Ridge, Sherwood Park, AB

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® #    | E4435319  |
| Price     | \$499,900 |
| 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                      May 8th, 2025

Days on Market                16

Zoning                            Zone 25

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Listing information last updated on May 24th, 2025 at 6:02am MDT