

# **\$139,900 - 1445 Lakeland Village Boulevard, Sherwood Park**

MLS® #E4430201

**\$139,900**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Land Lease Community on 0.00 Acres

Lakeland Village, Sherwood Park, AB

Affordable family residence in the desired community of Lakeland Village Sherwood Park. This is a clean and cared for 3 bedroom 2 bathroom home that backs onto a green space for additional privacy. The open sunlit kitchen is logically located between the huge primary bedroom with ensuite and the warm living room that has a special nook perfect for a popcorn maker on movie night or a morning coffee station. Enjoy that coffee or favourite beverage on the expansive deck perfect for Barbequing and entertaining family and friends this summer. The long deck overlooks the big yard that contains an apple tree, firepit, planter, sandbox, and storage shed. 2 additional bedrooms with closets and the second bathroom with oval tub/shower is located near the front of the 1207 sq.ft. home. The family friendly community of Lakeland Village is a short walk or bike ride to parks, retail stores, restaurants, and cafes. Other great family amenities in Sherwood Park include Millenium Place and the Strathcona Library.

Built in 2003

## **Essential Information**

MLS® #

E4430201



Price	\$139,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.00
Year Built	2003
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1445 Lakeland Village Boulevard
Area	Sherwood Park
Subdivision	Lakeland Village
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1L8

### Amenities

Parking	2 Outdoor Stalls
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### Interior

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

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	Zone 25

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Listing information last updated on April 20th, 2025 at 7:32pm MDT