



Sherwood Park **25 Lakeland Ridge** **LP: \$599,900**
 1061 CANDLE CR **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4102855
Style:	2 Storey	Bdrms Above:	3
Year Built:	2009	Bdrms Total:	4
Full Baths:	3	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	2,374.97	Tot A.G. SqM:	220.64

AMAZING HOUSE with 4 bedrooms, 3.5 baths, AC and an oversized heated garage. HUGE LOT backed onto WALKING TRAILS. Front yard is zero maintenance grass turf and beautiful rock gardens. Private fully fenced backyard has custom 26x14 concrete patio. Hunter Douglas blinds, whole home water filtration & drinking water system. Walk into a large entrance way and open concept newly painted main floor with new luxury vinyl tile. The kitchen is a dream with a massive granite island with eat up bar, espresso cabinetry, fantastic storage and WALK THROUGH PANTRY. Enjoy an open front office, large living room with eye catching gas fireplace, and half bath on main floor. Upstairs has large BONUS ROOM. The bedrooms are good size, the MASTER IS A RETREAT WITH VAULTED CEILINGS, huge en-suite and huge walk-in closet with window. The basement is FF with 1 extra bedroom, potential 5th bedroom, 4 piece bathroom, 2 storage rooms and an awesome rec room wired for surround and projector tv.

Directions:

Virtual Tour: <https://youtu.be/l77j5jTISd0>

Brochure: <https://youtu.be/l77j5jTISd0>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	2	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Y						Lowr:		
Fireplace Type:	Stone Facing						BIGd:		
Fireplace Fuel:	Gas						Total A.G.:	220.64	2,374.97
Parking:	Double Garage Attached, Heated, Over Sized								
Garage Dim:	21x21		Prk Encl/Ttl:		/				

Living Room:	5.47x3.80	M	Master Bedroom:	3.95x4.85	U	Office	B
Dining Room:	3.97x2.60	M	Bedroom 2:	3.14x3.02	U	Flex Space	5.46x3.86 U
Kitchen:	3.80x3.44	M	Bedroom 3:	3.44x2.90	U		
Family Room:		B	Bedroom 4:		B		
Den:	3.03x3.69	M	Laundry Room	2.53x2.18	M		
Bonus Room:		U					

Flooring:	Carpet, Non-Ceramic Tile	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Air Conditioner, Deck, Vaulted Ceiling
Site Influences:	Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby		

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: <https://lakelandridge.ca/> **Jr. High School:** <https://lakelandridge.ca/> **Sr High School:** <https://salcomp.ca/>

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Zoning:	SINGLE DET		
Conform:		Front Expos:	Northwest		
Taxes:	\$3,884.30 2017	Local Improve:			