

Sherwood Park | **Lakeland Ridge** | **LP:** **$329,900**

#11 115 CHESTERMERE DR | T8H 2W4 | SP:

ACTIVE

Listing ID #	E4510180		
Building Type	Half Duplex		
Style	2 Storey	**Sold Date**	
Year Built	2005	**Bedrooms Above**	2
Full Baths	2	**Bedrooms Total**	2
Half Baths	1	**Basement**	Full
Total Baths	2.1	**Basement Dev**	Unfinished
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,223.54	**Tot Flr AG SqM**	113.67

Backing onto a GREENSPACE! This half duplex is clean, affordable, and sits in one of the best locations in the complex. Upon entry you're greeted with laminate floors, access to your single attached garage, and a half bath. Moving along to the main area you'll find the kitchen with wood cabinets, an island for additional storage & seating, and white appliances with a Miele dishwasher! There are sliding doors out to your updated deck which is great for entertaining! The yard features a natural gas line for your bbq and no direct neighbours behind you - a huge plus! The primary bedroom upstairs is MASSIVE, features a walk-in closet, and a 3-pc ensuite bath. The second bedroom is also huge and boasts a walk in closet, and a 4-pc bath completes the upper level. The basement is unfinished and could be the perfect gym, a spot for extra storage, or you could develop in the future for more living space! All of this in a sought after area close to schools, amenities, & more. Welcome to Lakeland Ridge!

Directions

Living Room	3.23 x 4.18	M	**Bedroom 3**	**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room	2.57 x 2.67	M	**Bedroom 4**	**1**	2	M	No	**Main**		
Kitchen	2.57 x 3.06	M		**2**	4	U	No	**Upper**		
Family Room				**3**	3	U	Yes	**Above Grd**		
Den				**4**				**Lower**		
Bonus Room				**5**				**Below Grd**		
Primary Bedrm	3.91 x 4.24	U		**6**				**Tot Flr AG**	113.67	1,223.54
Bedroom 2	3.37 x 4.74	U		**7**				**# Finished**	2	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Unfinished
Foundation	Concrete	**Separate Ent**	
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Laminate Flooring	**Garden Suite**	**Permit**
Features	Deck, Natural Gas BBQ Hookup	**Lot Shape**	**Front Expsure** West
		Lot Size SqM	**F x D (m)** x
		Zoning	
		Tax Amount	$2,156.11 / 2025
		Conform Type	Title Insurance
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	**Goods Excl**	
		Warranty	
		Fireplace	
Site Features	Fenced, No Back Lane, Playground Nearby, Schools, Shopping Nearby	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Single Garage Attached	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	1 / 2 **Garage Dim** 3.41 x 6.04

Condo Name	Lakeland Park		**Floor Location**		**Floor#**
Condo Fee	$306.88 **Fee Schedule** Monthly		**#Floors in Build**		**Elevator**
Fee Includes	Exterior Maintenance, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Land/Snow Removal Common		**Balcony/Terrace**		**Min Age**
			Titled Storage	No	
			Parking Type	N/A	
			Unit Exposure		