

## \$109,000 - 1376 Lakeview Road, Sherwood Park

MLS® #E4453079

**\$109,000**

4 Bedroom, 2.00 Bathroom, 1,340 sqft

Land Lease Community on 0.00 Acres

Lakeland Village, Sherwood Park, AB

Fantastic Location with 12' x 21' garage!! Relax on your deck & watch the birds on the lake right behind your home. Unheated porch offers extra sq ft./storage space. Cathedral ceilings, laminate & new vinyl plank. Kitchen has skylight, many cupboards in the kitchen/dining room & passthrough to a den. Living room is large & has ceiling fan. Lg master bdrm has ensuite bthrm & ceiling fan. 2 more bdrms near main bath. Heated addition has decorative pine walls/ceiling w/garden doors that lead to a deck, a 4th bdrm & a den/sitting room. 2024/2025 renovations incl. shingles on the northside of the roof (shingles on southside approx. 10 yrs), rebuilt exterior northside wall, new vinyl siding/vinyl skirting on northside & front of home & new eavestrough on north side. HWT installed new in 2024 (earlier manufacture date), heat tape approx. 3 yrs old & furnace rebuilt. Yard is fenced and has storage shed. 2 window A/C's incl. Lot rent \$715/month & property taxes \$895/yr. Don't wait to view!

Built in 1991

### Essential Information

MLS® # E4453079

Price \$109,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,340                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1376 Lakeview Road |
| Area        | Sherwood Park      |
| Subdivision | Lakeland Village   |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 1L5            |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Single Garage Attached |
|---------|------------------------|

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Wood    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 72                |
| Zoning         | Zone 25           |

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Listing information last updated on October 26th, 2025 at 10:17am MDT