

## **\$649,702 - 9 400 Jim Common Drive, Sherwood Park**

MLS® #E4459269

**\$649,702**

3 Bedroom, 2.50 Bathroom, 1,309 sqft  
Condo / Townhouse on 0.00 Acres

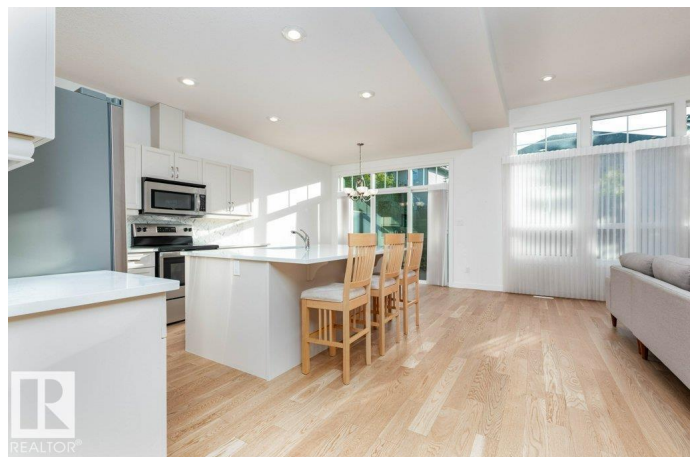
Lakeland Ridge, Sherwood Park, AB

EXECUTIVE ADULT LIVING....YUP THEY CUT THE GRASS AND SHOVEL THE SNOW.....PROPER ELEGANT FEEL... FULLY DEVELOPED BASEMENT...UPGRADED QUALITY/TIMELESS FINISHINGS..NEWLY INSTALLED QUARTZ....~!WELCOME HOME!~ Open concept w/9 ft & vaulted ceilings & gorgeous hardwood throughout! The gourmet kitchen offers timeless cabinets, quartz countertops, large island, & great size walk-in pantry. Perfect main floor office/hobby room, as well as convenient main floor laundry too! The great room is accented by a vaulted ceiling & tile surround gas fireplace w/easy access to deck - perfect entertaining home. Primary bedroom boasts a 5-piece luxury ensuite w/large tub & walk-in closet. FULLY FINISHED BASEMENT is also a showstopper! - wet bar, family room/rec area, two more bedrooms, 4 pce bath, & another office/flex room. Additional highlights include extensive pot lighting throughout this home, huge deck overlooking gorgeous green space & central A/C. HEATED DOUBLE GARAGE

Built in 2008

### **Essential Information**

MLS® #	E4459269
Price	\$649,702



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,309
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	9 400 Jim Common Drive
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1S6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, Wet Bar, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$444

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Listing information last updated on September 24th, 2025 at 6:47pm MDT