

## \$649,968 - 10 Codette Way, Sherwood Park

MLS® #E4465599

### \$649,968

5 Bedroom, 3.50 Bathroom, 2,174 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Imagine spending the holidays in your new home! Perfectly located down the street from two schools and a playground, this spacious 2-storey offers over 2,174 sq ft of comfortable living for the whole family. The kitchen shines with elegant cabinetry, stainless-steel appliances, and a large island—ideal for gatherings and everyday meals. The main floor features a dining area, cozy living room with gas fireplace, and plenty of natural light, plus the convenience of main-floor laundry and a powder room. Upstairs you'll find a family room, three generous bedrooms, a 4-piece main bath, and a relaxing 4-piece ensuite in the primary retreat. The fully finished basement adds versatility with two more bedrooms, a 3-piece bath, and a rec room. You'll love the neutral tones throughout, carpets recently cleaned upstairs and new carpeting in basement. The backyard offers the perfect deck for morning coffee or family BBQs—a warm, welcoming home close to every amenity and service imaginable.

Built in 2012

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4465599  |
| Price    | \$649,968 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,174                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 10 Codette Way |
| Area        | Sherwood Park  |
| Subdivision | Lakeland Ridge |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 2T6        |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Deck, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Mantel, Tile Surround                                                                                               |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Lakeland Ridge           |
| Middle     | Lakeland Ridge           |
| High       | Salisbury Composite High |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 25             |

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Listing information last updated on November 21st, 2025 at 7:47am MST