

## **\$379,900 - 14 219 Charlotte Way, Sherwood Park**

MLS® #E4441118

**\$379,900**

3 Bedroom, 3.50 Bathroom, 1,204 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this beautifully maintained townhome in the sought-after family-friendly community of Lakeland Ridge! This open concept home features a warm and inviting main floor with a cozy gas fireplace, perfect for relaxing or entertaining. The kitchen offers wood cabinetry, sleek stainless steel appliances, granite countertops, and a corner pantry for added storage. Enjoy the convenience of a 2pc bathroom and direct access to the attached single garage. Upstairs, the spacious primary bedroom includes a walk-in closet and a private 3pc ensuite. Two additional bedrooms and a 4pc main bath complete the upper level. The fully finished basement offers a large recreation area, an additional 4pc bathroom, a laundry room, and plenty of storage space. Ideally located near transit, top-rated schools, parks, shopping, and more, this home combines comfort and convenience in a welcoming neighborhood. Don't miss the opportunity to make this move-in-ready townhome your own!

Built in 2012

### **Essential Information**

MLS® # E4441118

Price \$379,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### Amenities

Amenities	Deck, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Water
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	11
Zoning	Zone 25
Condo Fee	\$230

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 8:47pm MDT