

## \$297,000 - 129 219 Charlotte Way, Sherwood Park

MLS® #E4449686

**\$297,000**

3 Bedroom, 2.50 Bathroom, 1,133 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to easy living in the sought after Neighbourhood of Lakeland Ridge! This air conditioned 3 bedroom, 2.5 bath home offers a very low-maintenance lifestyle in family-friendly complex with incredibly low condo fees including lawn maintenance. The main floor features beautiful hardwood, stainless steel appliances, and a bright open layout that flows to a private back deck perfect for your BBQ. The insulated and drywalled basement provides a flexible space for a home gym, office, or playroom. Enjoy modern upgrades like a high efficiency furnace and water on demand. With 2 assigned parking stalls, this home is close to schools, parks, trails, and a community garden, and lots of amenities. Perfect for families or anyone looking to enjoy comfort and convenience in a great location!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449686  |
| Price          | \$297,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,133     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 129 219 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0T3               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Front Porch, Hot Water Instant |
| Parking   | 2 Outdoor Stalls                                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 5       |
| Zoning         | Zone 25 |
| Condo Fee      | \$227   |

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 July 30th, 2025 at 4:17pm MDT