

## **\$286,800 - 109 219 Charlotte Way, Sherwood Park**

MLS® #E4442314

**\$286,800**

3 Bedroom, 2.50 Bathroom, 1,132 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

**FIRST TIME BUYER & INVESTOR ALERT...THIS IS THE TOWNHOME YOU HAVE BEEN WAITING FOR!** Located in the much desired community of **LAKELAND RIDGE**, this 3 BED./2.5 BATH townhouse provides over 1,300 square feet of quality family living. The main floor features a spacious kitchen with a tiled backsplash, a micro/hoodfan, plus a large eating area with a patio door that floods the home with natural light. Other highlights include a **LARGE** Living Room, hardwood flooring, blinds on all windows, **MAIN FLOOR** laundry, a fenced yard plus 2-PARKING STALLS at your back door! The upstairs includes a sizeable Master Bedroom with a 4-piece ensuite. The unfinished basement provides energy efficient **HOT WATER ON DEMAND**, and added square footage awaiting development. In a great complex with **LOW CONDO** fees, you are in close proximity to very good schools, shopping, transit and have easy access to 2 Freeways. **BIG BONUS...THE CONDO FACES A STREET THAT PROVIDES PARKING FOR YOUR VISITORS AND PRIVACY FROM ANOTHER CONDO. OUTSTANDING!**

Built in 2013

### **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | E4442314          |
| Price          | \$286,800         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,132             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109 219 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0T3               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Parking-Visitor |
| Parking   | Stall                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 25         |
| Condo Fee      | \$227           |

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Listing information last updated on July 1st, 2025 at 6:17am MDT