

## \$524,900 - 44 Charlton Road, Sherwood Park

MLS® #E4454297

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Attractive split level on large private cul-de-sac lot in desirable Charlton Heights! Tall vaulted ceilings and hardwood floors in the large living room are sure to impress the most discriminating Buyers. Formal dining room with bay window. Spacious oak kitchen with stainless steel appliances, pantry and unique eating bar island. Garden door to deck. 3 ample bedrooms up including the king size primary with full ensuite and walk-in closet. Third level has a huge family room featuring real wood burning fireplace with mantle and tile surround, 4th bedroom, full bath and laundry room. Basement is finished with rec room for family time. Newer hot water tank! Oversized and insulated 24x24 attached garage. Mature and private lot 516 sq meters in size. Beautiful and well kept home!

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454297  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,184     |
| Acres          | 0.00      |
| Year Built     | 1991      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 44 Charlton Road |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1P9          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", Wood Windows |
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Attached, Insulated, Over Sized              |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                           |
| Stories           | 4                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                      |

### Additional Information

Date Listed August 22nd, 2025

Days on Market 72

Zoning Zone 25

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Listing information last updated on November 2nd, 2025 at 3:02pm MST