

## **\$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	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 June 17th, 2025 at 4:47am MDT