

## \$645,000 - 47 Charlton Road, Sherwood Park

MLS® #E4447292

**\$645,000**

4 Bedroom, 3.00 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Meticulously maintained and full of character, this custom, sun-filled bi-level sits proudly on a bright corner lot! The spacious entryway offers access to both levels. Hardwood floors, a 3-way fireplace, & tons of windows make the main floor warm & inviting. The kitchen features an island peninsula, built-in wood pull-outs, stainless steel appliances, & loads of storage. Garden doors from the dining room lead to your sunny back deck & extended yard with a lower shaded deck. The serene primary suite has his/her closets & an ensuite with extra counter space, linen storage, & a large shower. A second oversized bedroom & full bath with jetted tub complete the main. Downstairs, an in-law suite includes a gas fireplace, full kitchen with pantry, 2 large bedrooms with big windows and closets - you won't believe it's a basement! The MASSIVE heated garage features 12'™ ceilings, hot/cold water sink, extra storage, & access to both levels. A truly unique and flexible home with thoughtful details throughout!

Built in 1991

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447292  |
| Price    | \$645,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,429                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 47 Charlton Road |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1R5          |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Deck, See Remarks                                                        |
| Parking   | Heated, Insulated, Over Sized, Shop, Triple Garage Attached, See Remarks |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Compactor, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Freestanding, Glass Door                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 25         |

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Listing information last updated on August 9th, 2025 at 9:31pm MDT