

\$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 |

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Listing information last updated on June 17th, 2025 at 2:32pm MDT