

## \$368,900 - 12 219 Charlotte Way, Sherwood Park

MLS® #E4461906

**\$368,900**

3 Bedroom, 2.50 Bathroom, 1,308 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Step into this impeccably cared-for 2-storey half-duplex, perfectly situated in a well-run Sherwood Park complex with low condo fees. This 3-bedroom, 2.5-bath home welcomes you with an open-concept main floor, ideal for gatherings. The sleek kitchen features granite countertops, a corner pantry, stainless steel appliances, and a large island, blending seamlessly into the dining nook and great room. There, a corner gas fireplace adds warmth, complemented by rich hardwood floors. A 2-piece bath and direct access to the single-car garage complete this level. Upstairs, the expansive primary suite boasts a 3-piece ensuite with a 5ft shower, joined by two additional bedrooms, a 4-piece bath, and a convenient laundry area. Built for efficiency, the home includes triple-pane windows, an HRV system, and a tankless hot water heater, keeping energy costs low. The unfinished basement, with utilities neatly tucked away, offers endless possibilities for customization.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461906  |
| Price     | \$368,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,308             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12 219 Charlotte Way |
| Area        | Sherwood Park        |
| Subdivision | Lakeland Ridge       |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0T3              |

### Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Parking-Visitor, See Remarks, HRV System, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                                                                                                                |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Corner, Three Sided                                                                                         |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stone, Hardie Board Siding                          |
| Exterior Features | Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No |

|              |                                         |
|--------------|-----------------------------------------|
|              | Back Lane, Shopping Nearby              |
| Roof         | Asphalt Shingles                        |
| Construction | Wood, Metal, Stone, Hardie Board Siding |
| Foundation   | Concrete Perimeter                      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 23                 |
| Zoning         | Zone 25            |
| Condo Fee      | \$235              |

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Listing information last updated on November 4th, 2025 at 3:48pm MST