

## \$229,900 - 319 271 Charlotte Way, Sherwood Park

MLS® #E4438701

**\$229,900**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome Home! 2 Bedroom 2 Bathroom in Windsor Park - Lakeland Sherwood Park. Terrific location just off Baseline Road, close to everything in the Centre of Sherwood Park. Third floor unit with huge balcony overlooking your outdoor parking spot. Open concept unit with walk in kitchen, quartz counter tops, plenty of cabinets and all appliances included. In suite laundry room also has space for storage. Awesome floor plan also has huge living room with patio door leading to large covered deck. Large bedroom. Full bathroom with tub. Master bedroom has walk through closet leading to ensuite bathroom with stand up shower. Condo fees include heat and water. Fresh paint, laminate floors, terrific building and location with large covered balcony. Do not miss this one!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438701  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 842       |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 319 271 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking-Visitor, See Remarks |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, See Remarks  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 20             |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$419   |

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Listing information last updated on June 16th, 2025 at 2:48pm MDT