

\$670,000 - 112 Chancery Point(e), Sherwood Park

MLS® #E4425918

\$670,000

4 Bedroom, 2.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

This WALK OUT BUNGALOW offers 3112 sq ft of living space. This property is comparable to an UP & DOWN duplex. Lower level is a LEGAL SUITE. Both levels have 9' ceilings & are completely separate including having their own yards. The upper level has an open concept with a gas fireplace in the livingroom, large kitchen with plenty of cabinets, raised eating bar & a walk through pantry. 2 bedrooms, 1 1/2 baths & laundry room. The lower level is very bright with large windows throughout. Open concept as well. The kitchen has soft close cabinets & granite countertops with a sit up bar. There are 2 large bedrooms, a 4 pce bath, large bright laundry room & storage. Both levels have their own private patio space and yard. Each unit has access to the O/S Double attached garage with hot & cold water. 2 furnaces, HWT & roof 2021. Located in a cul de sac close to Millenium Place, public transit, all levels of schools & shopping. Great Mortgage Helper or INVESTMENT PROPERTY!

Built in 1999

Essential Information

MLS® # E4425918

Price \$670,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,636 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 112 Chancery Point(e) |
| Area | Sherwood Park |
| Subdivision | Charlton Heights |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 1Z4 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Storage-In-Suite, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Over Sized, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner, Mantel |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 47 |
| Zoning | Zone 25 |

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Listing information last updated on April 30th, 2025 at 10:32pm MDT