

## **\$359,900 - 89 219 Charlotte Way, Sherwood Park**

MLS® #E4431586

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome home to this well maintained end unit townhome located in Lakeland Ridge with its own private backyard. The main level features hardwood floors throughout, an open concept kitchen, living room area with a large island and a corner pantry and kitchen nook with access onto your deck. Main level is complete with a 2pc bath. This 3 bedroom town home has a large primary bedroom and includes a walk-in closet and a 3 piece bath that also has 2 additional good sized bedrooms, a 4 piece bath and a laundry room. This home also comes with a beautiful fully finished basement with a massive rumpus room. This end unit also has central Air conditioning perfect for those hot summer days. Some of the other features include a single attached garage a private fenced off yard perfect and just steps to local parks, schools and walking trails.

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4431586  |
| Price      | \$359,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,281             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 89 219 Charlotte Way |
| Area        | Sherwood Park        |
| Subdivision | Lakeland Ridge       |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0T3              |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Air Conditioner, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Single Garage Attached       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 25          |
| Condo Fee      | \$238            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 11:17am MDT