

\$283,800 - 107 219 Charlotte Way, Sherwood Park

MLS® #E4436171

\$283,800

3 Bedroom, 2.50 Bathroom, 1,132 sqft
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

FIRST TIME BUYER AND INVESTOR ALERT! Located in the desired community of **LAKELAND RIDGE**, this 3-Bedroom townhome provides over 1,130 sf of quality family living. The condo features a **GREAT U-shaped kitchen**, a tiled backsplash, a microwave hood fan, **PLUS** a large eating area with a patio door that floods the home with natural light! Other highlights include the **LARGE Living Room**, **HARDWOOD FLOORING**, Blinds on all windows, **MAIN FLOOR LAUNDRY**, a small yard, and 2-Parking stalls at your back door! The upper floor includes a **BIG Master Bedroom** with a large closet and a 4-piece ensuite. The unfinished basement awaits your creativity and provides energy efficient mechanical with a tank-less **HOT WATER ON DEMAND SYSTEM**. A Big Bonus is the unit is street facing with plenty of visitor parking out your front door **PLUS...**you are not facing into other units in the complex. In a great complex with **LOW CONDO FEES**, you are in close proximity to schools, shopping, & transit with easy access to 2 Freeways. **THIS IS THE ONE!**

Built in 2013

Essential Information

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Price	\$283,800
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	107 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

Amenities

Amenities	Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	May 12th, 2025
Days on Market	5
Zoning	Zone 25
Condo Fee	\$227

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Listing information last updated on May 17th, 2025 at 3:17pm MDT