

\$286,800 - 109 219 Charlotte Way, Sherwood Park

MLS® #E4442314

\$286,800

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

Lakeland Ridge, Sherwood Park, AB

FIRST TIME BUYER & INVESTOR ALERT...THIS IS THE TOWNHOME YOU HAVE BEEN WAITING FOR! Located in the much desired community of **LAKELAND RIDGE**, this 3 BED./2.5 BATH townhouse provideS over 1,300 square feet of quality family living. The main floor features a spacious kitchen with a tiled backsplash, a micro/hoodfan, plus a large eating area with a patio door that floods the home with natural light. Other highlights include a **LARGE** Living Room, hardwood flooring, blinds on all windows, **MAIN FLOOR** laundry, a fenced yard plus 2-PARKING STALLS at your back door! The upstairs includes a sizeable Master Bedroom with a 4-piece ensuite. The unfinished basement provides energy efficient **HOT WATER ON DEMAND**, and added square footage awaiting development. In a great complex with **LOW CONDO** fees, you are in close proximity to very good schools, shopping, transit and have easy access to 2 Freeways. **BIG BONUS...THE CONDO FACES A STREET THAT PROVIDES PARKING FOR YOUR VISITORS AND PRIVACY FROM ANOTHER CONDO. OUTSTANDING!**

Built in 2013

Essential Information



MLS® #	E4442314
Price	\$286,800
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	109 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	June 12th, 2025
Days on Market	23
Zoning	Zone 25
Condo Fee	\$227

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 July 5th, 2025 at 12:02am MDT