

## **\$379,900 - 14 219 Charlotte Way, Sherwood Park**

MLS® #E4441118

**\$379,900**

3 Bedroom, 3.50 Bathroom, 1,204 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this beautifully maintained townhome in the sought-after family-friendly community of Lakeland Ridge! This open concept home features a warm and inviting main floor with a cozy gas fireplace, perfect for relaxing or entertaining. The kitchen offers wood cabinetry, sleek stainless steel appliances, granite countertops, and a corner pantry for added storage. Enjoy the convenience of a 2pc bathroom and direct access to the attached single garage. Upstairs, the spacious primary bedroom includes a walk-in closet and a private 3pc ensuite. Two additional bedrooms and a 4pc main bath complete the upper level. The fully finished basement offers a large recreation area, an additional 4pc bathroom, a laundry room, and plenty of storage space. Ideally located near transit, top-rated schools, parks, shopping, and more, this home combines comfort and convenience in a welcoming neighborhood. Don't miss the opportunity to make this move-in-ready townhome your own!

Built in 2012

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4441118  |
| Price  | \$379,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,204             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 14 219 Charlotte Way |
| Area        | Sherwood Park        |
| Subdivision | Lakeland Ridge       |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0T3              |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Deck, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                      |
| Parking        | Single Garage Attached                 |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Water                                                                         |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 25        |
| Condo Fee      | \$230          |

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 June 16th, 2025 at 1:02pm MDT