

# **\$369,900 - 23 219 Charlotte Way, Sherwood Park**

MLS® #E4444920

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,326 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this beautiful 2 storey home nestled in the Lakeland Ridge neighbourhood. Upon entering, you'll quickly notice the beautiful hardwood floors that flow throughout the open concept main floor. The kitchen is equipped with stainless steel appliances and gleaming granite countertops. The dining area has ample room for a large dining table, while the fireplace in the living room adds an extra inviting touch. Make your way upstairs to find a large master bedroom including ensuite bathroom, two other large bedrooms, a full bathroom and upstairs laundry! The fully fenced backyard is not to be forgotten with its beautiful deck and privacy. Added bonus: central A/C. Don't miss out on this one!

Built in 2013

## **Essential Information**

MLS® #	E4444920
Price	\$369,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	23 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### Amenities

Amenities	Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 28th, 2025
-------------	-----------------

Days on Market	4
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 July 2nd, 2025 at 7:47pm MDT