

## **\$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	3
Zoning	Zone 25
Condo Fee	\$227

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Listing information last updated on May 15th, 2025 at 5:32pm MDT