

## **\$229,900 - 312 273 Charlotte Way, Sherwood Park**

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MLS® #E4433631

**\$229,900**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to #312, 273 Charlotte Way, Sherwood Park - a modern 900 sq ft condo offering 2 bedrooms, 2 bathrooms, and a versatile den. This unit features a peninsula eating bar, tile and new carpet flooring throughout, in suite laundry, and a spacious primary bedroom with a walkthrough closet. Additional highlights include an on-site exercise room, titled parking stall and a den ideal for a home office or reading nook. Located in a vibrant community, residents enjoy easy access to major roads, including Baseline Rd, facilitating convenient travel to Edmonton and beyond. Outdoor enthusiasts will appreciate the proximity to numerous parks and trails, playgrounds, and picnic areas. Nearby amenities include shopping centers, schools, numerous dining options, and public services, ensuring all your needs are met within reach. This condo combines comfort, convenience, and community, making it an ideal choice for those seeking a balanced lifestyle in Sherwood Park. All this home needs is YOU!



Built in 2011

### **Essential Information**

MLS® # E4433631

Price \$229,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 904                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 312 273 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Exercise Room, Parking-Visitor, Security Door, Social Rooms |
| Parking   | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | LAKELAND RIDGE |
| Middle     | LAKELAND RIDGE |
| High       | SALISBURY COMP |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 25       |
| Condo Fee      | \$419         |

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Listing information last updated on May 2nd, 2025 at 6:32pm MDT