

## **\$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	2
Zoning	Zone 25
Condo Fee	\$419

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