

## **\$309,900 - 137 219 Charlotte Way, Sherwood Park**

MLS® #E4439720

**\$309,900**

3 Bedroom, 2.50 Bathroom, 1,144 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Perfect starter home in Lakeland Ridge, Sherwood Park; minutes to Edmonton.

Welcome to this very clean, bright & well taken care of END UNIT townhome with 3 bedrooms + potential 4th bedroom ( just needs a closet ) in the fully finished basement. Walk into the spacious living room with easy reach to the laundry room in the 2-piece bathroom. The kitchen has lots of counterspace & cabinets, it's open to the eating area with access to the backyard. Maple Hardwood floor on main level. There is a fenced private area then there is the backyard which is open for everyone to enjoy. The 2nd level has the primary bedroom with ENSUITE ( 4-piece full bathroom ). The 2 good size bedrooms + another full bathroom complete this level. The fully finished basement has a potential 4th bedroom + a family/flex room. There is a bathroom roughed-in as well. This unit is located within minutes drive to grocery stores, banks, hardware shops, restaurants and most amenities. Wonderful starter home or an investment property.

Built in 2012

### **Essential Information**

MLS® # E4439720

Price \$309,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	137 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025  
Days on Market                11  
Zoning                              Zone 25  
Condo Fee                        \$226

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