

## **\$359,900 - 89 219 Charlotte Way, Sherwood Park**

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MLS® #E4431586

### **\$359,900**

3 Bedroom, 2.50 Bathroom, 1,281 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome home to this well maintained end unit townhome located in Lakeland Ridge with its own private backyard. The main level features hardwood floors throughout, an open concept kitchen, living room area with a large island and a corner pantry and kitchen nook with access onto your deck. Main level is complete with a 2pc bath. This 3 bedroom town home has a large primary bedroom and includes a walk-in closet and a 3 piece bath that also has 2 additional good sized bedrooms, a 4 piece bath and a laundry room. This home also comes with a beautiful fully finished basement with a massive rumpus room. This end unit also has central Air conditioning perfect for those hot summer days. Some of the other features include a single attached garage a private fenced off yard perfect and just steps to local parks, schools and walking trails.



Built in 2013

### **Essential Information**

MLS® #	E4431586
Price	\$359,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,281
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	89 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### Amenities

Amenities	Air Conditioner, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 25
Condo Fee	\$238

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