

Courtesy Of Korey Fenz Of Exp Realty

# \$234,900 - 403 271 Charlotte Way, Sherwood Park

MLS® #E4430190

**\$234,900**

2 Bedroom, 2.00 Bathroom, 847 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Step into COMFORT & STYLE with this IMMACULATE condo in the sought-after Lakeland Ridge community! Move-in ready and filled with NATURAL LIGHT, this TOP-FLOOR UNIT offers a SPACIOUS layout with LARGE WINDOWS & PATIO DOORS that open to your very own PRIVATE BALCONY - perfect for enjoying your morning coffee with a view or relaxing after a long day! The kitchen is a CHEF'S DELIGHT, featuring SLEEK GRANITE COUNTERTOPS, AMPLE CABINETS, & a MODERN DESIGN that flows effortlessly into the OPEN LIVING SPACE. The PRIMARY BEDROOM is a true HAVEN, complete with a GENEROUS 3PC ENSUITE boasting GRANITE COUNTERS & a LARGE WALK-IN SHOWER. A WELL-SIZED 2nd BEDROOM sits conveniently near the main 4PC BATH, also finished with GRANITE COUNTERTOPS. Additional highlights include stylish vinyl plank flooring throughout, IN-SUITE LAUNDRY for added convenience, & a location that simply can't be beat. Nestled in the heart of Sherwood Park, you're just steps from great restaurants, shopping, and everyday amenities!



Built in 2011

## Essential Information

MLS® # E4430190

Price	\$234,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	847
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 271 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N9

### Amenities

Amenities	Exercise Room, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	12
Zoning	Zone 25
Condo Fee	\$419

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