

## **\$345,000 - 71 219 Charlotte Way, Sherwood Park**

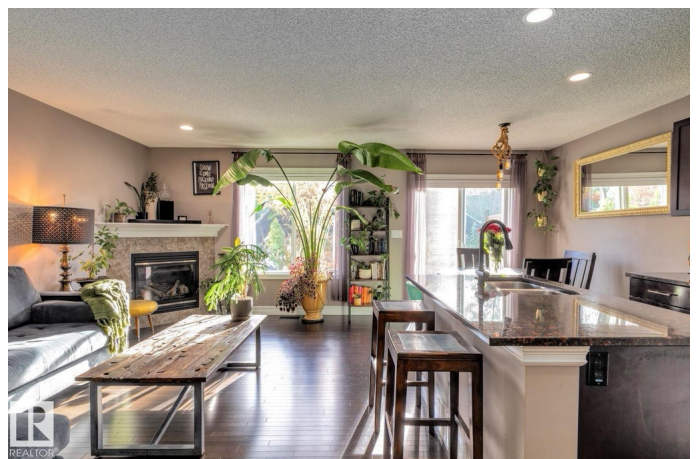
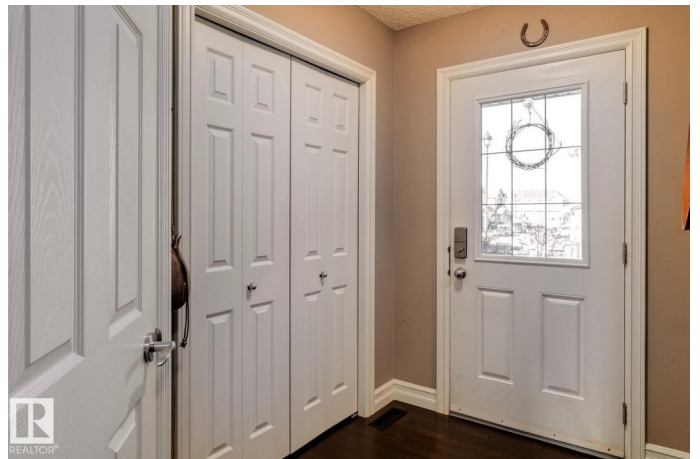
MLS® #E4462708

**\$345,000**

2 Bedroom, 2.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

This well maintained 2-storey townhouse offers a perfect blend of comfort and convenience. Step inside to a bright and inviting living room that flows into a spacious kitchen featuring, graine counters, stainless steel appliancesâ€”including a gas stoveâ€”and plenty of counter space for meal prep and entertaining. Upstairs, youâ€™™ll find two generous master bedrooms, each with its own private ensuite, offering ideal comfort for couples, roommates, or guests. The partially finished basement (approximately 85% complete) adds extra living space and flexibility for a home gym, office, or family room. Enjoy year-round comfort with central A/C, a fenced and landscaped yard, and a rear deck perfect for relaxing or summer BBQs. The single attached garage provides convenience and extra storage. Located in the heart of Lakeland Ridge, this home is just minutes from parks, schools, and all amenities. Perfect for first-time buyers, young professionals, or anyone looking for low-maintenance living in a fantastic community!



Built in 2013

### **Essential Information**

MLS® #	E4462708
Price	\$345,000

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,324
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	71 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 18th, 2025
Days on Market	3
Zoning	Zone 25
Condo Fee	\$238

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Listing information last updated on October 21st, 2025 at 10:33am MDT