

\$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 CHEFâ€™S DELIGHT, featuring SLEEK GRANITE COUNTERTOPS, AMPLE CABINETRY, & 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 canâ€™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	23
Zoning	Zone 25
Condo Fee	\$419

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 10:17am MDT