

# \$239,900 - 412 271 Charlotte Way, Sherwood Park

MLS® #E4461339

## \$239,900

2 Bedroom, 2.00 Bathroom, 819 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to Windsor Park in Lakeland Ridge! This beautiful modern top floor unit features 2 bedrooms, 2 full bathrooms, and 819 SqFt of open concept living space. Walking in you'll notice the gorgeous kitchen with granite countertops, dark cabinetry, and tile backsplash. The spacious master bedroom includes a 3 piece ensuite & walk through closet, and the second bedroom is next to another 4 piece bath. Other highlights include a large west facing balcony with amazing downtown views, 2 titled parking stalls, in-suite laundry and a huge storage space. Building has 24/7 video surveillance, an exercise room, meeting room, and plenty of visitor parking. Brand new microwave, new light fixtures, and newly painted. Close to all amenities, loads of green space, walking paths, and walking distance to Superstore grocery store.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461339  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 819       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 412 271 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking   | 2 Outdoor Stalls                                                                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                             |
| Stories           | 4                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| Exterior Features | Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 25           |
| Condo Fee      | \$451             |

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Listing information last updated on October 15th, 2025 at 2:32am MDT