

## \$368,900 - 12 219 Charlotte Way, Sherwood Park

MLS® #E4461906

**\$368,900**

3 Bedroom, 2.50 Bathroom, 1,308 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Step into this impeccably cared-for 2-storey half-duplex, perfectly situated in a well-run Sherwood Park complex with low condo fees. This 3-bedroom, 2.5-bath home welcomes you with an open-concept main floor, ideal for gatherings. The sleek kitchen features granite countertops, a corner pantry, stainless steel appliances, and a large island, blending seamlessly into the dining nook and great room. There, a corner gas fireplace adds warmth, complemented by rich hardwood floors. A 2-piece bath and direct access to the single-car garage complete this level. Upstairs, the expansive primary suite boasts a 3-piece ensuite with a 5ft shower, joined by two additional bedrooms, a 4-piece bath, and a convenient laundry area. Built for efficiency, the home includes triple-pane windows, an HRV system, and a tankless hot water heater, keeping energy costs low. The unfinished basement, with utilities neatly tucked away, offers endless possibilities for customization.

Built in 2012

### Essential Information

MLS® #	E4461906
Price	\$368,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Parking-Visitor, See Remarks, HRV System, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Stone, Hardie Board Siding
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No

Back Lane, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 12th, 2025
Days on Market	1
Zoning	Zone 25
Condo Fee	\$235

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