

# \$279,800 - 135 219 Charlotte Way, Sherwood Park

MLS® #E4423524

**\$279,800**

3 Bedroom, 2.50 Bathroom, 1,132 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

FIRST TIME BUYER AND INVESTOR ALERT...THIS IS THE TOWNHOUSE YOU HAVE BEEN WAITING FOR! Located in the desired community of LAKELAND RIDGE, this OUTSTANDING 3-bedroom townhome backs onto a GREEN SPACE and provides over 1,130 sf of quality family living. The condo features a GREAT kitchen with a ceramic tile backsplach, microwave hoodfan, a large eating area, PLUS a patio door that floods the unit with natural light. Other main floor highlights include a Generous Living Room, HARDWOOD flooring, a 2-piece powder room, Blinds on all windows, a fenced yard, MAIN floor laundry and 2-parking stalls right out your front door! The upper level includes a LARGE Primary Bedroom with a BIG closet and a 4-piece Ensuite. The unspoiled basement awaits your creativity and provides energy efficient mechanical and a tank-less HOT WATER ON DEMAND system. In a great professionally manged complex with LOW CONDO FEES, you are in close proximity to schools, shopping, & transit with easy access to two Freeways. THIS IS THE ONE!



Built in 2012

## Essential Information

MLS® #	E4423524
Price	\$279,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	135 219 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0T3

### **Amenities**

Amenities	Deck, Detectors Smoke, Parking-Visitor
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Holy Spirit

Middle Holy Spirit

High Archbishop Jordan

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 14

Zoning Zone 25

Condo Fee \$227

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