

## **\$349,900 - 18 219 Charlotte Way, Sherwood Park**

MLS® #E4460901

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,354 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Nice 3 bedroom, 3 bathroom home in Sherwood Park. The open floor plan features a gas fireplace in the living room. Big, bright windows, a good-sized eating area with patio doors lead to the deck. The kitchen has an island with a stone countertop. There are stainless steel appliances, a microwave hood fan, and a corner pantry for added convenience. The main floor also has a guest bathroom and entrance to the attached garage. Upstairs, you will find 3 bedrooms, a 4 piece bathroom and laundry area. The primary bedroom has a walk-in closet and an ensuite bathroom with walk-in shower. And don't miss the basement. It is unfinished, allowing for lots of storage, a play area or whatever you can imagine. There's a central vacuum system, hot water on demand and a Hi-Velocity heating system which includes central air conditioning. This home is loaded with features and is very affordable. It needs a bit of updating, but that can be done later. Avoid disappointment - see today! [some photos are virtually staged]

Built in 2013

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4460901  |
| Price  | \$349,900 |



|                |                   |
|----------------|-------------------|
| Lease Rate     | \$6               |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,354             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 18 219 Charlotte Way |
| Area        | Sherwood Park        |
| Subdivision | Lakeland Ridge       |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8H 0T3              |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2                                                                                                            |
| Parking        | Insulated, Single Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                   |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                   |

Basement                      Full, Unfinished

**Exterior**

Exterior                      Wood, Composition, Stone

Exterior Features      Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance  
Landscape, Playground Nearby, Public Transportation, Schools,  
Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Composition, Stone

Foundation                Concrete Perimeter

**School Information**

Elementary                Lakeland Ridge

Middle                      Lakeland Ridge

High                         Salisbury Comp

**Additional Information**

Date Listed                October 3rd, 2025

Days on Market        7

Zoning                      Zone 25

Condo Fee                 \$235

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 October 9th, 2025 at 9:47pm MDT