

# \$345,000 - #71 219 Charlotte Wy, Sherwood Park

MLS® #E4462708

**\$345,000**

2 Bedroom, 3.00 Bathroom, 1,324 sqft

Single Family

Lakeland Ridge, Sherwood Park, Alberta

This well maintained 2-storey townhouse offers a perfect blend of comfort and convenience. Step inside to a bright and inviting living room that flows into a spacious kitchen featuring granite counters, stainless steel appliances—including a gas stove—and plenty of counter space for meal prep and entertaining. Upstairs, you'll find two generous master bedrooms, each with its own private ensuite, offering ideal comfort for couples, roommates, or guests. The partially finished basement (approximately 85% complete) adds extra living space and flexibility for a home gym, office, or family room. Enjoy year-round comfort with central A/C, a fenced and landscaped yard, and a rear deck perfect for relaxing or summer BBQs. The single attached garage provides convenience and extra storage. Located in the heart of Lakeland Ridge, this home is just minutes from parks, schools, and all amenities. Perfect for first-time buyers, young professionals, or anyone looking for low-maintenance living in a fantastic community! (id:6289)

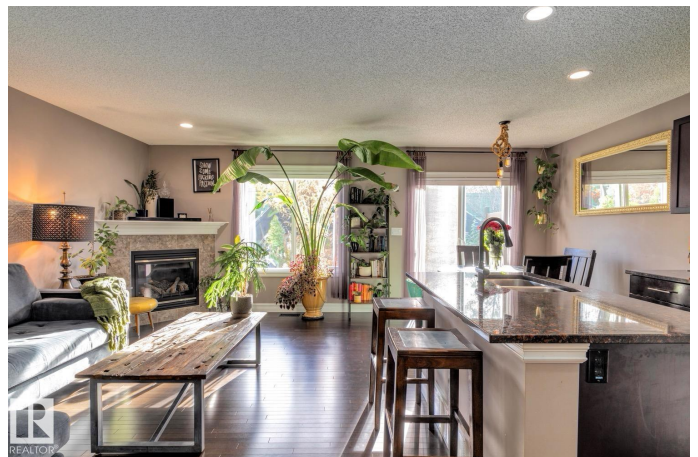
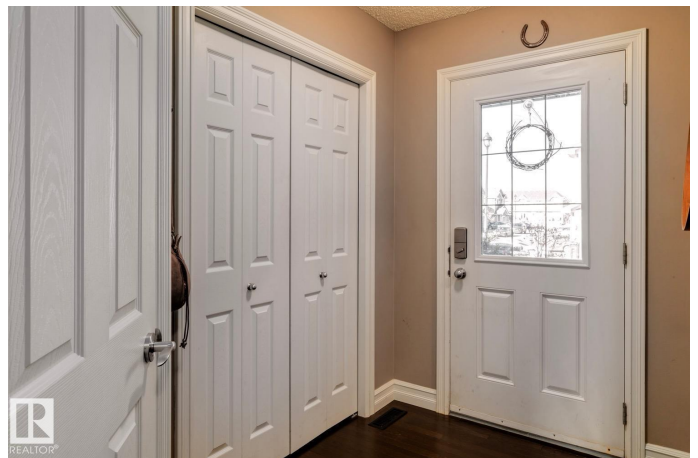
Built in 2013

## Essential Information

Listing # E4462708

Price \$345,000

Bedrooms 2



|                |                    |
|----------------|--------------------|
| Bathrooms      | 3.00               |
| Half Baths     | 1                  |
| Square Footage | 1,324              |
| Year Built     | 2013               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | #71 219 Charlotte Wy |
| Subdivision | Lakeland Ridge       |
| City        | Sherwood Park        |
| Province    | Alberta              |
| Postal Code | T8H0T3               |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Golf Course, Playground, Public Transit, Schools, Shopping |
| Parking Spaces | 2                                                          |
| Parking        | Attached Garage                                            |
| # of Garages   | 1                                                          |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener, Microwave Range Hood Combo, Refrigerator, Gas stove(s), Washer, Window Coverings |
| Heating      | Forced air                                                                                                              |
| Cooling      | Central air conditioning                                                                                                |
| Fireplace    | Yes                                                                                                                     |
| Fireplaces   | Gas                                                                                                                     |
| # of Stories | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Arteam Realty |
|----------------|----------------------------|



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Listing information last updated on October 29th, 2025 at 8:16am PDT