

## \$675,000 - 96 Chancery Point, Sherwood Park

MLS® #E4446881

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,853 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Looking for space, comfort, and a massive yard? This well-kept 4-bedroom home has it all. Nestled in a cul-de-sac on a large pie-shaped lot with plenty of trees, there's room to play, entertain, or just enjoy some outdoor peace and quiet. As soon as you walk inside, you'll feel at home. The hardwood floors have been beautifully refinished and the open main floor offers a welcoming kitchen with plenty of cabinetry and counter space, a cozy living area, and plenty of space for everyday life. A half bath and laundry room are tucked away to complete the main floor. Upstairs, you'll enjoy a spacious primary bedroom with an updated ensuite with a large soaker tub. Two bedrooms and a full bathroom round out the top floor. Downstairs is a fourth bedroom, full bath, and huge rec room. This home has been lovingly maintained and is located in a quiet, friendly community that feels like home the moment you arrive. To top it off, there's A/C, new shingles, and an oversized garage. A rare find with a lot this size!

Built in 1999

### Essential Information

MLS® # E4446881

Price \$675,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,853
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	96 Chancery Point
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Z4

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, No Through Road, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 25

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