

## \$675,000 - 47 Charlton Road, Sherwood Park

MLS® #E4447292

**\$675,000**

4 Bedroom, 3.00 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Meticulously maintained and full of character, this custom, sun-filled bi-level sits proudly on a bright corner lot! The spacious entryway offers access to both levels. Hardwood floors, a 3-way fireplace, & tons of windows make the main floor warm & inviting. The kitchen features an island peninsula, built-in wood pull-outs, stainless steel appliances, & loads of storage. Garden doors from the dining room lead to your sunny back deck & extended yard with a lower shaded deck. The serene primary suite has his/her closets & an ensuite with extra counter space, linen storage, & a large shower. A second oversized bedroom & full bath with jetted tub complete the main. Downstairs, an in-law suite includes a gas fireplace, full kitchen with pantry, 2 large bedrooms with big windows and closets - you won't believe it's a basement! The MASSIVE heated garage features 12'™ ceilings, hot/cold water sink, extra storage, & access to both levels. A truly unique and flexible home with thoughtful details throughout!

Built in 1991

### Essential Information

MLS® #	E4447292
Price	\$675,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,429
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	47 Charlton Road
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1R5

### Amenities

Amenities	Deck, See Remarks
Parking	Heated, Insulated, Over Sized, Shop, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Compactor, Dishwasher-Built-In, Dryer, Garage Opener, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Glass Door
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 25

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