

## \$195,000 - 108 273 Charlotte Way, Sherwood Park

MLS® #E4450043

**\$195,000**

2 Bedroom, 2.00 Bathroom, 852 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Bright and spacious 2 bed, 2 bath unit featuring a modern kitchen with granite countertops, tile flooring, and black appliances. Enjoy large windows and peaceful greenspace views from the living room. The primary bedroom includes a walk-in closet and 3-piece ensuite with 4' stand-up shower. Second bedroom is on the opposite side—great for privacy. Includes in-suite laundry, front walk-in closet, "clean air system," and titled outdoor parking. Close to parks, shopping, dining, and rec centre! This property is being sold as-is

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450043               |
| Price          | \$195,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 852                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 108 273 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 0N9               |

## Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door |
| Parking   | Stall                                                             |

## Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas                          |
| # of Stories | 4                                                          |
| Stories      | 1                                                          |
| Has Basement | Yes                                                        |
| Basement     | None, No Basement                                          |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 25         |
| Condo Fee      | \$432           |

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Listing information last updated on August 1st, 2025 at 11:33am MDT