

# \$234,900 - 209 271 Charlotte Way, Sherwood Park

MLS® #E4454391

**\$234,900**

2 Bedroom, 2.00 Bathroom, 842 sqft  
Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Watch stunning sunsets and storms roll in from your west facing view! This beautifully maintained 2 bedroom, 2 bathroom condo shows like new. The open concept kitchen features granite countertops. The spacious primary suite includes walk through closet leading to a private ensuite. Enjoy convenience of the titled parking stall located right by the front entrance. Water and sewer are included in condo fee. All amenities are just a walk away. This move in ready home with great view awaits you.

Built in 2011



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454391               |
| Price          | \$234,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 209 271 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| # of Stories      | 4                                                                                             |
| Stories           | 1                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | None, No Basement                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 25           |
| Condo Fee      | \$432             |

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 August 24th, 2025 at 6:32am MDT