

## \$255,000 - 306 273 Charlotte Way, Sherwood Park

MLS® #E4427203

### \$255,000

2 Bedroom, 2.00 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

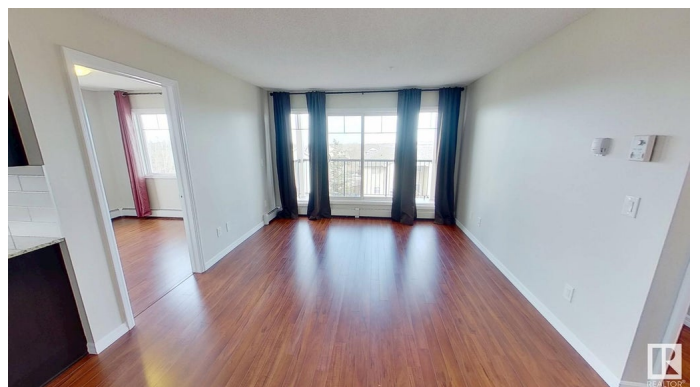
Lakeland Ridge, Sherwood Park, AB

Immaculate, 1,036 sq. ft., 3rd floor corner unit, freshly painted, 2 bedroom + Den, 2 bathroom with 2 titled above ground parking stalls located in Lakeland Ridge. Features a spacious tiled front entrance; separate in suite storage and laundry; espresso cabinetry with granite counter tops, living/dining area is laminate planking with covered balcony access overlooking a quiet single family neighborhood; den/office with north and west exposure windows; master suite with walk thru his and hers closets & 3pc ensuite bath. Building has gym access from the main lobby near the elevators. Condo fees include heat, water, sewer, garbage, snow removal and landscaping. Close to shopping, parks, walking trails and transportation. Pets are not permitted. This is a well managed centrally located complex.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427203  |
| Price          | \$255,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,098     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 306 273 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, See Remarks  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Cleaner-Electronic, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-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 | Playground Nearby  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 24th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 11      |
| Zoning         | Zone 25 |
| Condo Fee      | \$527   |

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Listing information last updated on April 4th, 2025 at 3:02pm MDT