

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

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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
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Days on Market	19
Zoning	Zone 25
Condo Fee	\$527

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