

## \$240,000 - 117 271 Charlotte Way, Sherwood Park

MLS® #E4457312

**\$240,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to Windsor Park in Sherwood Park! This updated 2-bedroom, 2-bath condo offers a bright and functional layout with a spacious eat-in kitchen featuring granite countertops, black appliances, and a large pantry. The unit features vinyl plank flooring throughout, an extra storage/Den area, and the convenience of in-suite laundry. Both bedrooms are generously sized, with the primary suite offering its own full bath. TWO OUTDOOR PARKING STALLS are included, making this home as practical as it is comfortable. Ideally located near schools, parks, walking trails, and shopping, this condo offers the perfect blend of comfort and convenience in a sought-after community.

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457312          |
| Price          | \$240,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 853               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 117 271 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                                      |
| Parking        | 2 Outdoor Stalls                                                                                                       |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                   |
| # of Stories      | 4                                                                                        |
| Stories           | 4                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | None, No Basement                                                                        |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 5                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$451   |

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 September 16th, 2025 at 12:47am MDT