

## \$279,900 - 405 273 Charlotte Way, Sherwood Park

MLS® #E4434739

**\$279,900**

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to this bright and sunny top-floor corner unit, where natural light pours in through expansive windows, creating a warm and inviting space. Enjoy stunning views from the large private deck—perfect for morning coffee or evening relaxation. The open floor plan features a spacious living area ideal for entertaining or unwinding. The master bedroom has walk through closet to full ensuite for added privacy. The second bedroom has good sized closet and large window. The versatile den has 2 windows, plenty of space for guests, a home office, or hobbies. A walk-in pantry and in-suite laundry add convenience, and there's ample storage throughout. This home includes two titled parking stalls for ultimate flexibility. Located in a well-maintained, centrally located building close to shops, restaurants, and transit, this unit combines comfort, style, and practicality in one fantastic package. Don't miss the opportunity to live in one of the best spots in the building!

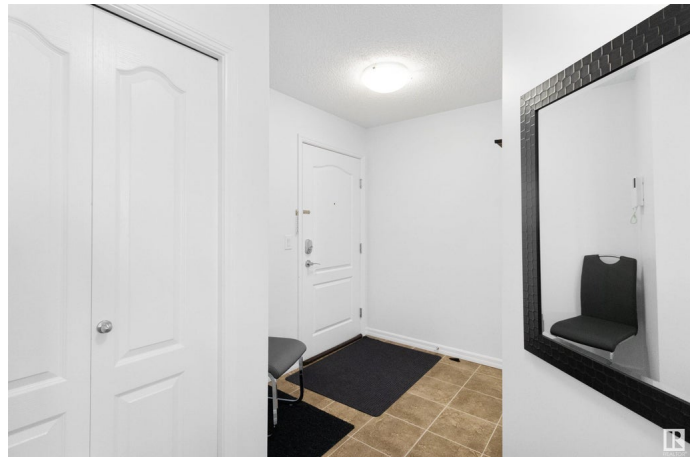
Built in 2011

### Essential Information

MLS® # E4434739

Price \$279,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	405 273 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N9

### Amenities

Amenities	No Animal Home, No Smoking Home, Storage-In-Suite
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 6th, 2025  
Days on Market                10  
Zoning                              Zone 25  
Condo Fee                        \$549

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