

## \$239,900 - 412 271 Charlotte Way, Sherwood Park

MLS® #E4461339

**\$239,900**

2 Bedroom, 2.00 Bathroom, 819 sqft

Condo / Townhouse on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Welcome to Windsor Park in Lakeland Ridge! This beautiful modern top floor unit features 2 bedrooms, 2 full bathrooms, and 819 SqFt of open concept living space. Walking in you'll notice the gorgeous kitchen with granite countertops, dark cabinetry, and tile backsplash. The spacious master bedroom includes a 3 piece ensuite & walk through closet, and the second bedroom is next to another 4 piece bath. Other highlights include a large west facing balcony with amazing downtown views, 2 titled parking stalls, in-suite laundry and a huge storage space. Building has 24/7 video surveillance, an exercise room, meeting room, and plenty of visitor parking. Brand new microwave, new light fixtures, and newly painted. Close to all amenities, loads of green space, walking paths, and walking distance to Superstore grocery store.

Built in 2011

### Essential Information

MLS® #	E4461339
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00



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

### Community Information

Address	412 271 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N9

### Amenities

Amenities	Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, See Remarks
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 8th, 2025
Days on Market	1
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 October 8th, 2025 at 10:32pm MDT