

## \$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	6

Zoning	Zone 25
Condo Fee	\$451

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