

## \$255,000 - 105 271 Charlotte Way, Sherwood Park

MLS® #E4461060

### \$255,000

2 Bedroom, 2.00 Bathroom, 1,101 sqft  
Condo / Townhouse on 0.00 Acres

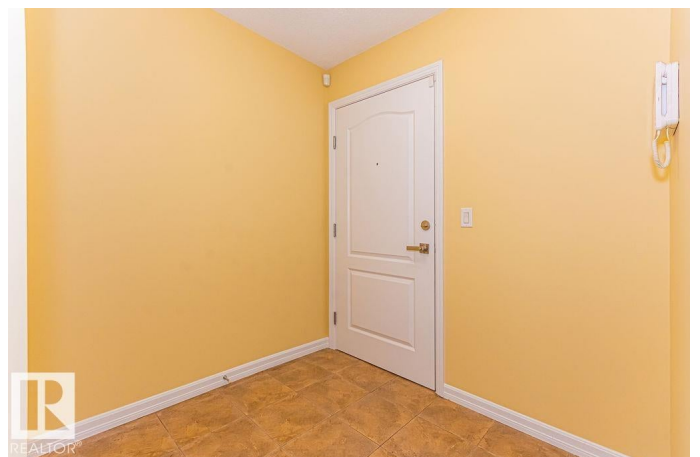
Lakeland Ridge, Sherwood Park, AB

Welcome to Windsore Park! This Gorgeous 1100 square foot main floor 2 bathroom, 2 bedroom plus den condo offering an open and very spacious layout. This CORNER UNIT offers ceramic tile and laminate flooring with ample windows and a patio door leading to you own terrace. Open concept living room, dinette and spacious kitchen with granite counter adds the supplements. The large master bedroom has a walk-through closet and 3 piece en-suite and there is a second bedroom with generous closet space. A 4 piece main bathroom and an IN-SUITE LAUNDRY room with a stacked washer/dryer completes the suite. The purchase of this condo includes 2 TITLED PARKING SPACES !!! Waling distance to Superstore and other amenities Sherwood Park has to offer, including shopping, restaurants, parks and walking trails.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461060  |
| Price          | \$255,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,101     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 105 271 Charlotte Way |
| Area        | Sherwood Park         |
| Subdivision | Lakeland Ridge        |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 0N9               |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Exercise Room, Parking-Visitor, Patio, Security Door, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, See Remarks             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 6th, 2025 |
|-------------|-------------------|

|                |         |
|----------------|---------|
| Days on Market | 44      |
| Zoning         | Zone 25 |
| Condo Fee      | \$549   |

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 November 19th, 2025 at 4:17pm MST