

## \$269,900 - 206 271 Charlotte Way, Sherwood Park

MLS® #E4448867

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,027 sqft  
Condo / Townhouse on 0.00 Acres

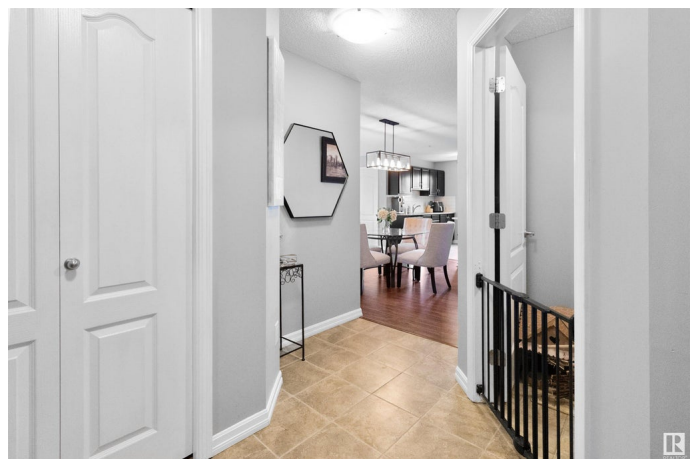
Lakeland Ridge, Sherwood Park, AB

2 BEDROOM, 2 BATHROOM + DEN! Located on the second floor in a quiet corner position, offering extra privacy and exceptional natural light. With windows on two sides, the unit enjoys a bright, airy feel and a refreshing cross-breeze during warmer months. The open-concept layout features granite countertops throughout, and the kitchen flows easily into the living and dining areas. Step outside to a private SW facing balcony, perfect for relaxing or enjoying your morning coffee. The primary bedroom includes a walk-in closet and a 3-piece ensuite, while the den adds valuable flexibility for a home office or guest space. Two parking stalls with power are included, one of which has separate title, along with a separate storage room for added convenience. Conveniently located just off Baseline Road, this home is close to countless amenities, making daily errands and dining out quick and easy.

Built in 2011

### Essential Information

MLS® #	E4448867
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,027
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 271 Charlotte Way
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0N9

### Amenities

Amenities	Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 20th, 2025
Days on Market	10
Zoning	Zone 25
Condo Fee	\$536

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Listing information last updated on July 30th, 2025 at 3:02pm MDT