

## \$418,000 - 418 Charlotte Crescent, Sherwood Park

MLS® #E4437739

**\$418,000**

4 Bedroom, 3.50 Bathroom, 1,533 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

Affordable. Adorable. Available. This 1,500 sq ft FULLY FINISHED 2-storey half-duplex in Lakeland Ridge has it all—including a charming front porch with park views! Featuring 4 bedrooms, 3.5 baths, upstairs laundry, and a spacious primary suite with a walk-in closet and 4pc ensuite. Enjoy vinyl plank flooring, a granite kitchen with stainless steel appliances, and central A/C for year-round comfort. The fully finished basement adds a rec room, 4th bedroom, 3pc bath, and great storage. Out back: a large deck with natural gas hookup, two moveable sheds, and a cement pad with electrical—ready for a future double garage. All this, just steps from parks and the community garden!

Built in 2009

### Essential Information

MLS® #	E4437739
Price	\$418,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,533
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	418 Charlotte Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0K6

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch, Gazebo, Parking-Plug-Ins, Natural Gas BBQ Hookup
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 22nd, 2025

Days on Market 3

Zoning Zone 25

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