

## **\$378,988 - 448 Charlotte Crescent, Sherwood Park**

MLS® #E4431261

**\$378,988**

3 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

GREAT STARTER 3 BEDROOM HALF DUPLEX WITH NO CONDO FEES. SINGLE ATTACHED GARAGE. AS YOU WALK IN YOU ARE GREETED WITH A GOOD SIZED FOYER THAT LEADS TO A BRIGHT KITCHEN WITH PLENTY OF CUPBOARD SPACE, LARGE ISLAND, FRIDGE, STOVE AND BUILT-IN DISHWASHER. THERES A MAIN FLOOR BATHROOM, COZY LIVING ROOM COMPLETE WITH A GAS FIREPLACE. PLENTY OF SEATING AND SLIDING DOORS THAT LEAD TO A GOOD SIZED SUNROOM. BACKYARD IS FULLY FENCED WITH RAISED GARDEN BEDS AND ROOM FOR GROWTH. THE DOWNSTAIRS IS FULLY FINISHED AND INCLUDES A BATHROOM AND SPACE TO RELAX AND PLAY GAMES. SINGLE ATTACHED GARAGE FOR EITHER STORAGE OR PLENTY OF ROOM FOR YOUR VEHICLE. GREAT AFFORDABLE STARTER HOME WITH NO CONDO FEES. GREAT NEIGHBORS AND ALL WITHIN 5 MINUTES OF ALL AMENITIES. AND NO CONDO FEES!!

Built in 2009

### **Essential Information**

MLS® #                    E4431261

Price                     \$378,988



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	448 Charlotte Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0K7

### Amenities

Amenities	Deck, No Smoking Home, Sunroom, Exterior Walls 2"x8"
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	5
Zoning	Zone 25

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