

## \$604,900 - 34 Chancery Bay, Sherwood Park

MLS® #E4444847

**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Have you been waiting for an over 1450 ft.Â² bungalow with 3 bedrooms and 3 full bathrooms in Sherwood Park? Your wait is over! Welcome to 34 Chancery Bay in Charlton Heights community. This originally owned and well-maintained home shows pride of ownership. A living room with vaulted ceiling is open to the dining and kitchen area. There is hardwood floor on the main level. A very spacious and bright spaces for you to enjoy. From the dining area, you can access the deck and the private yard. You will enjoy working at home in your den looking out the front street. The primary bedroom has a walk-in closet and its own four piece bathroom. The second bedroom is adjacent to the second floor bathroom. The The basement is partially finished with a huge family room, a 3rd bedroom and the third full bathroom. Perfect place for extended family to visit and have some privacy. You are within minutes of shopping, banking, dining, and other major amenities.

Built in 1998

### Essential Information

MLS® # E4444847

Price \$604,900

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,458
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	34 Chancery Bay
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Y3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025

Days on Market 4

Zoning Zone 25

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 June 30th, 2025 at 7:17pm MDT