

## **\$434,900 - 445 Charlotte Crescent, Sherwood Park**

MLS® #E4457721

**\$434,900**

3 Bedroom, 3.50 Bathroom, 1,366 sqft

Single Family on 0.00 Acres

Lakeland Ridge, Sherwood Park, AB

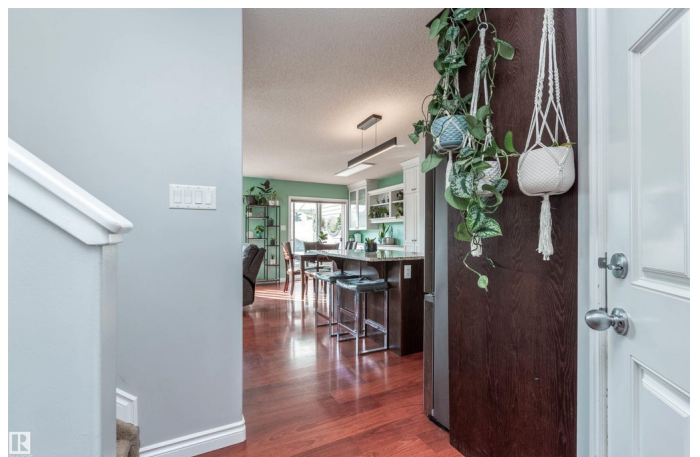
This fabulous property is situated on a prime corner lot and backing onto a beautiful park! This home offers an exceptional layout designed for both family living and entertaining. The open concept main floor is filled with natural light, thanks to walls of windows and a desirable South facing backyard. Take the entertaining outdoors onto a gorgeous composite deck, complete with a gas hookup—perfect for summer BBQs. A great kitchen with a granite island and large family room make it perfect for entertaining. Upstairs, the huge primary bedroom offers a walk in closet and spa-style ensuite, upstairs laundry, 2 more bedrooms and a full bath. The fully finished basement includes family room, ideal for movie nights, a games area (moveable bar) that could be easily converted into an additional bedroom. A full bathroom downstairs adds extra convenience. Additional feature include a beautiful and professionally landscaped yard with fruit trees, irrigation, A/C, and walking distance to school, shops and trails.

Built in 2010

### **Essential Information**

MLS® # E4457721

Price \$434,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,366
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	445 Charlotte Crescent
Area	Sherwood Park
Subdivision	Lakeland Ridge
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 0K7

### Amenities

Amenities	Air Conditioner, Deck, Front Porch, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs,

Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Lakeland
Middle	Lakeland
High	Bev Facey

### Additional Information

Date Listed	September 13th, 2025
Days on Market	1
Zoning	Zone 25

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Listing information last updated on September 14th, 2025 at 3:32am MDT