

## \$699,900 - 7 Charlton Road, Sherwood Park

MLS® #E4449003

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,245 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Welcome to this stunning, extensively renovated home in sought-after Charlton Heights, showcasing a timeless Modern Farmhouse style! Step inside to soaring vaulted ceilings and a show-stopping 17-ft tall fireplace that anchors the bright, open-concept living space. With 5 spacious bedrooms and 3 beautifully updated bathrooms, this home is perfect for families of all sizes. The oversized double attached heated garage and extra-long driveway provide ample parking and convenience. Situated on a generous pie-shaped lot, the home also features NEW black-framed windows, NEW shingles, custom blinds, and Gemstone exterior lighting for year-round ambiance and curb appeal. Thoughtful finishes throughout elevate every corner. Escape the summer heat with a dual A/C system designed for your comfort. This turn-key home blends classic charm with modern upgrades, offering both comfort and style in one of the area's most desirable neighbourhoods. Don't miss this rare opportunity—your dream home awaits in Charlton Heights!

Built in 1991

### Essential Information

MLS® # E4449003

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,245                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Charlton Road  |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1P9          |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 6                                                                                                                                 |
| Parking        | Double Garage Attached                                                                                                            |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Stone Facing                                                                                                                                            |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 25         |

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Listing information last updated on August 2nd, 2025 at 3:47am MDT