

## \$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

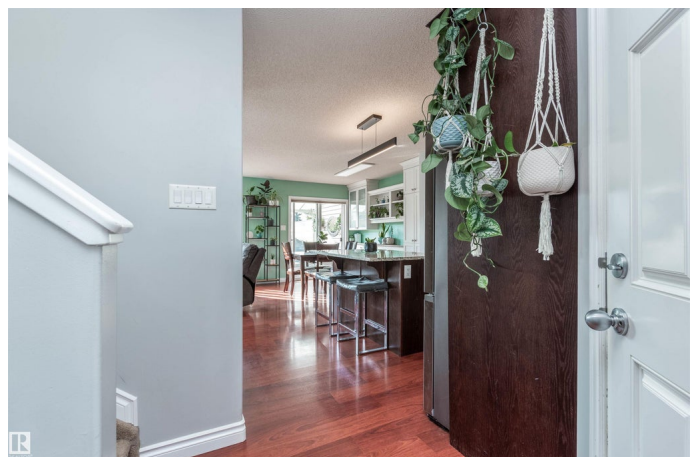
This fabulous property is situated on a prime corner lot and backing onto a beautiful park! This home offers an exceptional layout designed for both family living and entertaining. The open concept main floor is filled with natural light, thanks to walls of windows and a desirable South facing backyard. 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 1:32am MDT