



## 273 CHARLOTTE Way 117 Sherwood Park AB

\$219,000

Welcome to this freshly painted 2-bedroom+ Den, 2-bathroom condo in the desirable Lakeland Ridge community. Featuring an open-concept layout with modern touches, this unit boasts granite countertops, in-suite laundry, and a spacious in-suite storage room. The east-facing unit stays naturally cool in the summer, meaning no need for AC, and offers a generously sized kitchen with plenty of counter space for meal prep and entertaining. The master bedroom is a true retreat with a walk-in closet, while the bright and airy living room opens up to a spacious deck -- perfect for relaxing or enjoying a morning coffee. With direct main-floor access to 2 parking stalls, unloading groceries is a breeze. This home also offers access to a fitness centre and social room, while heat and water are included in the condo fees. Whether you're a first-time homebuyer or looking for an investment property, this unit combines comfort & convenience for all. Don't miss out!

Listing Presented By:



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