



## 271 CHARLOTTE Way 308 Sherwood Park AB

\$225,000

STOP THE CAR!!! And park it in your TWO titled stalls RIGHT OUTSIDE the main doors! This well-managed condo complex is in excellent condition and offers its residents a convenient FITNESS ROOM. The unit is spacious and BRIGHT, with West-facing windows and BALCONY, 2 bedrooms, 2 bathrooms, and a DEN/STORAGE ROOM. Featuring modern LAMINATE flooring, GRANITE countertops in kitchen and baths, an EATING BAR, ESPRESSO cabinets, and STAINLESS STEEL appliances, this unit is fresh & contemporary. Off the primary bedroom, you'll find ample storage in your WALK-THROUGH CLOSET, and enjoy private phone browsing sessions in your ENSUITE bath. This unit offers the added benefit of IN-SUITE LAUNDRY! Conveniently located near shopping on Baseline, yet offering views of lush trees, green space, and gorgeous sunsets, you get the best of both worlds in Windsor Park. Your condo fee includes heat & water, keeping monthly costs affordable. \*Some photos have been virtually staged.\*

Listing Presented By:



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