



## 273 CHARLOTTE Way 404 Sherwood Park AB

\$174,500

Welcome home to this charming TOP FLOOR 1-bedroom unit! With only ONE NEIGHBOR, you'll enjoy peace and privacy in this inviting space. The home boasts 3' wide doors and a FULLY ACCESSIBLE bathroom including a roll-in shower and grab bars, ensuring comfort and convenience for everyone. The kitchen features beautiful GRANITE countertops, while the neutral paint and LAMINATE flooring throughout create a stylish and cohesive atmosphere. Enjoy your coffee on the EAST facing balcony as sunlight pours in, giving you so much natural light throughout the day. Don't forget your TITLED parking stall just outside the front doors. Located just moments away from a playground, essential amenities, schools, and public transit, everything you need is within easy reach. Imagine cozy evenings in your new sanctuary, don't miss the opportunity to make this welcoming space your own!

Listing Presented By:



Originally Listed by:  
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