

Condo

#117 219 CHARLOTTE WY

ACTIVE

\$309,900 (LP)



Area/City Sherwood Park
Community Lakeland Ridge
Postal Code T8H 0T3
Zone 25
Building Type Townhouse
Yr Built/Eff Yr 2013 /
Style 2 Storey
Plan/Blk/Lot 1222133 / /
Unit/UF 112 /
Linc # 0035227925
Title to Land Fee Simple **Zoning**

List Date 2/14/2026**Pending Until****Time Clse/Hrs** /**Conform Report** /

LI \$

Tax Amt/Yr \$1,963.46 / 2025

LI Yr

Restrictions

Zero Lot Line No

None Known

Baths/Ensuites 2.1 / 1 **Add'l Rms** 0**Beds/Beds Ab.** 3 / 3**Prop. Condition**
 Schedule a Showing

Must confirm appointment. Please text or use showing time.

Welcome to this 1,080 sq ft two-storey condo offering comfort, functionality & space for modern living. The upper level features three bedrooms, including a generous primary retreat complete with a 4-piece ensuite. Two additional bedrooms & a full 4-piece main bathroom provide ideal accommodations for family, guests, or a home office setup. The main level is bright & inviting with a spacious living room perfect for relaxing or entertaining. A convenient 2-piece bathroom, along with a light-filled kitchen & dining area, makes everyday living effortless. The kitchen offers direct access through patio doors to the back deck ideal for outdoor dining or enjoying your morning coffee. The partially finished basement expands your living space with a comfortable rec room & versatile flex area. Additional highlights include two assigned parking stalls, ample visitor parking & plenty of nearby street parking. This home offers a blend of space, convenience & lifestyle in a desirable setting.

	M	Bedroom 3	U	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Living Room	M	Bedroom 4		1	M	2	No	Main Level		
Dining Room	M			2	U	4	Yes	Upper		
Kitchen	M			3	U	4	No	Above Grade		
Family Room	B			4				Lower Level		
Den				5				Below Grade		
Bonus Room				6				Total A.G.	100.35	1,080.17
Primary Bedroom	U			7				Finished Lvl	2	
Bedroom 2	U									

Heat Source	Natural Gas	Heat Type	Hot Water	Basement	Full	/	Partly Finished
Roof	Asphalt Shingles			Separate Ent.	2nd Suite	No	Permit
Foundation	Concrete	Construction	Wood Frame	Garden Suite	Permit		
Exterior	Vinyl			Garage Suite	Permit		Front Exp. N
Features	Off Street Parking, On Street Parking, Deck, Hot Water Tankless, Parking-Visitor, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup			Lot SqM	Lot Shape		
				Tot. Ac.	F x D (m)		x
				Flooring	Carpet, Hardwood		

Goods Incl. Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric

F/P F/P Fuel**F/P Type**

Goods Excl.

HOA No Fee **Sched****Fee Incl**

Site Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks

Warranty**Rd Access** Paved**Grge Dim.**

Parking **Total** 2 Outdoor Stalls
Encl.

Condo Name	Lakeland Ridge	Floor Location		Floor #		# Floors Bldg
Condo Fee	\$226.82	Schedule	Monthly	Balcony/Terrace		Elevator
Fee Includes	Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution	Unit Exp.		Desc/Unit/UF	/	/
		Park Plan	Assigned	Encl. Park		Min. Age
		Stall #		Strg Unit		
		Titled Storage	No			
		Prop Mgmt/#	KDM Management			/ 780-460-0444

Seller Name Amberson, Mitchell

Appt: Must Confirm Appointment

Appt Name Heidi**Appt Ph#** 780-718-7502

List Agent 1 Heidi Gillespie - Ph: 780-718-7502

Occupancy Seller

Agent Email heidigillespie55@gmail.com

List Office 1 Royal LePage Prestige Realty - Off#: 780-464-7240

Ownership Private**Days** 30**Notes** Neg

List Agent 2

Input Date 2/14/2026 6:10 PM**Expiry Date** 5/31/2026**DOM** 1

List Office 2

SRR Y/N No**Excl. Date****CDOM** 1

Co-Op Comm 3.5 on the first \$100,000. & 1.5% on the balance

Terms of Cond

Buyer Agent 1

Sold Date

Buyer Office 1

Sold Price

Buyer Agent 2

Completion Date

Buyer Office 2

02/14/2026

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 3.0

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M
T
G
D