

## \$660,000 - 47 Charlton Road, Sherwood Park

MLS® #E4447292

**\$660,000**

4 Bedroom, 3.00 Bathroom, 1,429 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Meticulously maintained and full of character, this custom, sun-filled bi-level sits proudly on a bright corner lot! The spacious entryway offers access to both levels. Hardwood floors, a 3-way fireplace, & tons of windows make the main floor warm & inviting. The kitchen features an island peninsula, built-in wood pull-outs, stainless steel appliances, & loads of storage. Garden doors from the dining room lead to your sunny back deck & extended yard with a lower shaded deck. The serene primary suite has his/her closets & an ensuite with extra counter space, linen storage, & a large shower. A second oversized bedroom & full bath with jetted tub complete the main. Downstairs, an in-law suite includes a gas fireplace, full kitchen with pantry, 2 large bedrooms with big windows and closets - you won't believe it's a basement! The MASSIVE heated garage features 12'™ ceilings, hot/cold water sink, extra storage, & access to both levels. A truly unique and flexible home with thoughtful details throughout!

Built in 1991

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447292  |
| Price    | \$660,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,429                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 47 Charlton Road |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1R5          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, See Remarks  |
| Parking   | Heated, Insulated, Over Sized, Shop, Triple Garage Attached, See Remarks |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Compactor, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Freestanding, Glass Door   |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Corner Lot, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 25         |

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Listing information last updated on July 31st, 2025 at 8:32am MDT