

## \$634,000 - 104 Chancery, Sherwood Park

MLS® #E4461566

**\$634,000**

4 Bedroom, 3.00 Bathroom, 1,352 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Nestled at the end of a quiet cul-de-sac in cherished Charlton Heights, this sought-after WALKOUT BUNGALOW has been lovingly cared for by its original owners. From the moment you step inside, you'll feel the warmth of a home that's been filled with pride and memories. Vaulted ceilings and gleaming original hardwood welcome you into a bright open-concept main floor where the living room flows seamlessly into the kitchen and dining area. The kitchen shines with new stainless steel appliances, while both bathrooms have been beautifully renovated in 2023. The spacious primary suite offers a walk-in closet through the ensuite and access to a private deck—perfect for morning coffee. Downstairs, the walkout basement offers a generous living area, another bedroom, and a flexible space ready to suit your family's needs. With a private backyard and peaceful location near trails, schools, churches, and shopping, this home is ready to welcome its next chapter.

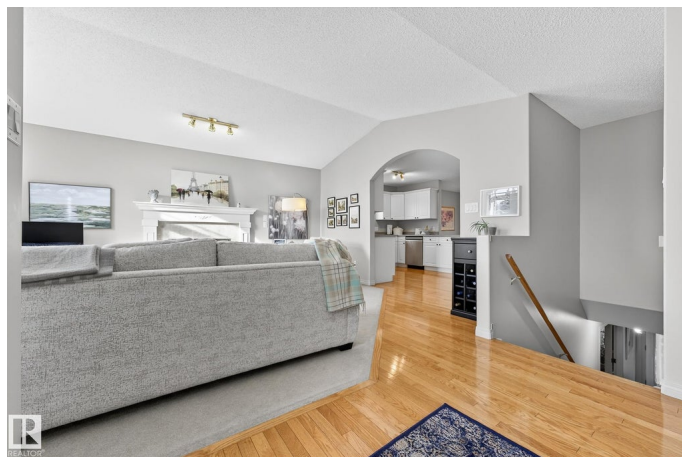
Built in 1999

### Essential Information

MLS® # E4461566

Price \$634,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,352                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 104 Chancery     |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1Z4          |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Walkout Basement, See Remarks |
| Parking   | Double Garage Attached        |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                                                                   |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Vinyl                    |
| Exterior Features | Fenced, Flat Site, See Remarks |
| Roof              | Asphalt Shingles               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 25           |

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Listing information last updated on October 18th, 2025 at 11:32pm MDT