

\$549,900 - 44 Charlton Road, Sherwood Park

MLS® #E4454297

\$549,900

4 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Attractive split level on large private cul-de-sac lot in desirable Charlton Heights! Tall vaulted ceilings and hardwood floors in the large living room are sure to impress the most discriminating Buyers. Formal dining room with bay window. Spacious oak kitchen with stainless steel appliances, pantry and unique eating bar island. Garden door to deck. 3 ample bedrooms up including the king size primary with full ensuite and walk-in closet. Third level has a huge family room featuring real wood burning fireplace with mantle and tile surround, 4th bedroom, full bath and laundry room. Basement is finished with rec room for family time. Newer hot water tank! Oversized and insulated 24x24 attached garage. Mature and private lot 516 sq meters in size. Beautiful and well kept home!

Built in 1991

Essential Information

MLS® #	E4454297
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,184
Acres	0.00
Year Built	1991



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	44 Charlton Road
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1P9

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Wood Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 22nd, 2025

Days on Market 33

Zoning Zone 25

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