

## \$695,000 - 7 Charlton Road, Sherwood Park

MLS® #E4457456

**\$695,000**

5 Bedroom, 3.00 Bathroom, 2,245 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Welcome to this Charlton Heights gem located on a quiet cul-de-sac! Upgrades include, NEW Black triple pane windows, attic insulation, light fixtures, paint, Hardie Board siding, stone, roof, GEM stone lighting, central A/C, extended driveway, hot water tank, PLUMBING, & more. This Home Features 5 bedrooms, 3 baths, 24L x 20W double OVERSIZED/HEATED garage, open concept living, vaulted ceilings, large front formal sitting & dining room, spacious kitchen offering plenty of cabinets, SS appliances & granite island overlooking the dining area w/ patio doors leading to the HUGE PIE SHAPED BACKYARD that is fully fenced & landscaped with a gas BBQ line! Off the kitchen is a spacious family room with a CEILING HIGH WOOD FIREPLACE, in addition to a Bedroom & laundry room to complete the main floor. Upstairs features 3 large bedrooms, HUGE Master suite w/ double closets & 4 pc ensuite w/ soaker tub, 2 additional bedrooms & 4pc bath. The fully developed basement has a rec room, 5th bed & lots of space for storage!

Built in 1991

### Essential Information

MLS® # E4457456

Price \$695,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,245                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 Charlton Road  |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1P9          |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Hot Water Natural Gas, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 6                                                                                                                                 |
| Parking        | Double Garage Attached                                                                                                            |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Stone Facing                                                                                                                                            |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 25              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 7:17am MDT