

## \$624,900 - 36 Chancery Bay, Sherwood Park

MLS® #E4429818

**\$624,900**

5 Bedroom, 3.50 Bathroom, 1,866 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Tucked onto a quiet cul-de-sac in Charlton Heights you will find this fantastic family home featuring NEW ROOF, AC, 5 bedrooms, 3.5 baths & Double Garage. A spacious entrance invites you in to find tile & laminate flooring throughout the main level that is filled with natural light. Family sized kitchen offers plenty of white cabinets, corner pantry, stainless steel appliances & peninsula island that over looks the dining area & family room with corner fireplace. Complementing the layout is a formal living room, laundry & guest bath. Moving upstairs you will LOVE the king sized primary suite with walk in closet & luxurious ensuite. 2 more bedrooms are both generous in size & 4pc main bath complete the upper level. The basement is fully finished with laminate flooring through the rec room, 2 bedrooms both with walk in closets, 3pc bath & tons of storage. ENJOY the fenced & landscaped yard with tiered deck, raised garden beds & mature trees. All just steps away from parks, trails, schools & shopping.

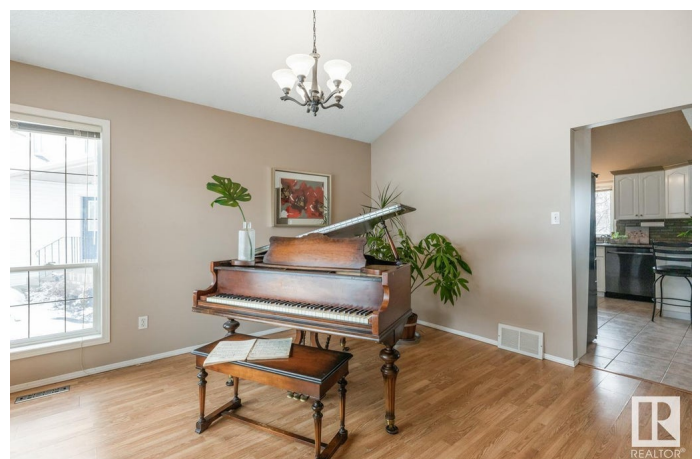
Built in 1998

### Essential Information

MLS® # E4429818

Price \$624,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,866
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	36 Chancery Bay
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Y3

### Amenities

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	WOODBIDGE FARM
Middle	CLOVER BAR JR
High	SALISBURY COMP

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	6
Zoning	Zone 25

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Listing information last updated on April 15th, 2025 at 1:47am MDT