

\$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
----------	-------------

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

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 April 15th, 2025 at 1:47am MDT