

## \$629,900 - 32 Charlton Way, Sherwood Park

MLS® #E4447010

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,566 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Located in the peaceful and mature community of Charlton Estates, this over 1,500 sq. ft. walk-out bungalow offers a functional and spacious layout, ideal for comfortable living and entertaining. The main level features a bright, open-concept design with vaulted ceilings, a cozy gas fireplace, and a chef-inspired kitchen that flows seamlessly into the dining and living areas. The large primary bedroom includes a walk-in closet and a 5-piece ensuite, a soaker tub, and separate shower. A second bedroom or office is also located on the main floor. The fully finished walk-out lower level offers exceptional natural light through expansive windows, a generous family room, three additional bedrooms, and a full 4-piece bathroom—providing space and flexibility for family or guests. Enjoy the oversized double garage, a low-maintenance backyard featuring artificial turf and decorative stone, and ample room for pets or outdoor enjoyment. This home offers a blend of space, comfort, and privacy in a prime Sherwood Park

Built in 2003

### Essential Information

MLS® # E4447010

Price \$629,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,566
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	32 Charlton Way
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2C7

### **Amenities**

Amenities	Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 25

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