

\$555,000 - 18 Chancery Way, Sherwood Park

MLS® #E4446406

\$555,000

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Exceptional value in this fully finished, well-maintained 1,237 sq.ft. bi-level with 3+1 bedrooms! The bright, open main floor features dark maple cabinets, granite counters, and new stainless steel appliances. Porcelain tile extending through the kitchen, foyer, and stairs as well as new vinyl plank and carpet for a clean, stylish finish. Upstairs offers three bedrooms, including a spacious primary with walk-in closet and 3-piece ensuite, plus a 4-piece main bath. Step from the dining area onto the new deck with gas BBQ hookup, overlooking the west-facing, fenced backyard. The fully developed basement includes a large rec/games room, fourth bedroom, updated 3-piece bath with new shower, and a laundry room with cabinets, sink, and built-in ironing board. The 22x22 heated garage includes 220V power and water line. Updates include shingles, soffits, fascia, eaves, garage door, hot water tank, and water softener. Located on a quiet street in central Sherwood Park near trails, parks, shopping, and transit.

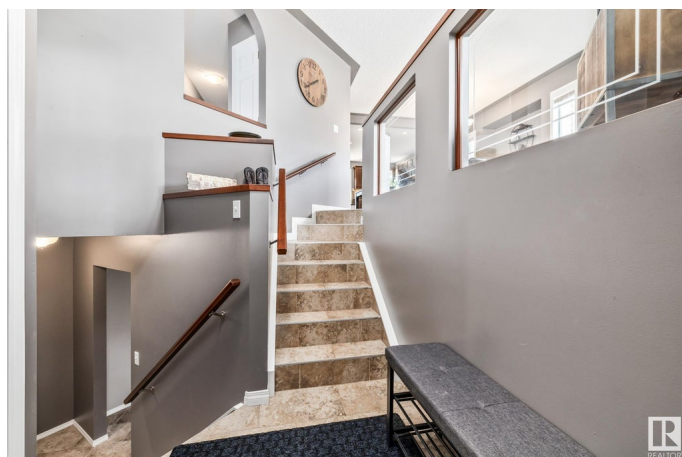
Built in 1996

Essential Information

MLS® # E4446406

Price \$555,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	18 Chancery Way
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 1Y3

Amenities

Amenities	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 7th, 2025
Days on Market 1
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 July 8th, 2025 at 5:02pm MDT