

## \$675,000 - 96 Chancery Point, Sherwood Park

MLS® #E4446881

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,853 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Looking for space, comfort, and a massive yard? This well-kept 4-bedroom home has it all. Nestled in a cul-de-sac on a large pie-shaped lot with plenty of trees, there's room to play, entertain, or just enjoy some outdoor peace and quiet. As soon as you walk inside, you'll feel at home. The hardwood floors have been beautifully refinished and the open main floor offers a welcoming kitchen with plenty of cabinetry and counter space, a cozy living area, and plenty of space for everyday life. A half bath and laundry room are tucked away to complete the main floor. Upstairs, you'll enjoy a spacious primary bedroom with an updated ensuite with a large soaker tub. Two bedrooms and a full bathroom round out the top floor. Downstairs is a fourth bedroom, full bath, and huge rec room. This home has been lovingly maintained and is located in a quiet, friendly community that feels like home the moment you arrive. To top it off, there's A/C, new shingles, and an oversized garage. A rare find with a lot this size!

Built in 1999

### Essential Information

MLS® # E4446881

Price \$675,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,853                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 96 Chancery Point |
| Area        | Sherwood Park     |
| Subdivision | Charlton Heights  |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8H 1Z4           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access, Heated, Over Sized                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, No Through Road, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 25         |

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