

Courtesy Of Brent MacIntosh Of RE/MAX River City

## \$550,000 - 90 Chancery Point(e), Sherwood Park

MLS® #E4430358

**\$550,000**

5 Bedroom, 3.00 Bathroom, 1,494 sqft  
Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

If you're ready for a more manageable lifestyle without giving up space or comfort, this spacious bungalow might be just what you're looking for. The main floor features beautiful hardwood flooring in the living and dining areas, complemented by a cozy gas fireplace that adds warmth and charm. The kitchen is outfitted with classic oak cabinets, upgraded stainless steel appliances, and ample counter space for all your culinary needs. There are three bedrooms on the main level, so you can easily turn one into a den or home office. The primary suite offers a walk-in closet and a 4-pce ensuite with a jetted tub and a separate shower. Downstairs, the fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a large rec room complete with a kitchenette—fridge, microwave, and cabinets included. The insulated 20 x 23 ft attached garage gives you plenty of space for parking, storage, or weekend projects. \*Some photos are virtually staged\*

Built in 2000

### Essential Information

MLS® #	E4430358
Price	\$550,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,494
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	90 Chancery Point(e)
Area	Sherwood Park
Subdivision	Charlton Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z4

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 2

Zoning Zone 25

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Listing information last updated on April 13th, 2025 at 10:17am MDT