

## **\$670,000 - 112 Chancery Point(e), Sherwood Park**

MLS® #E4425918

**\$670,000**

4 Bedroom, 2.50 Bathroom, 1,636 sqft  
Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

This WALK OUT BUNGALOW offers 3112 sq ft of living space. This property is comparable to an UP & DOWN duplex. Lower level is a LEGAL SUITE. Both levels have 9' ceilings & are completely separate including having their own yards. The upper level has an open concept with a gas fireplace in the livingroom, large kitchen with plenty of cabinets, raised eating bar & a walk through pantry. 2 bedrooms, 1 1/2 baths & laundry room. The lower level is very bright with large windows throughout. Open concept as well. The kitchen has soft close cabinets & granite countertops with a sit up bar. There are 2 large bedrooms, a 4 pce bath, large bright laundry room & storage. Both levels have their own private patio space and yard. Each unit has access to the O/S Double attached garage with hot & cold water. 2 furnaces, HWT & roof 2021. Located in a cul de sac close to Millienium Place, public transit, all levels of schools & shopping. Great Mortgage Helper or INVESTMENT PROPERTY!

Built in 1999

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4425918  |
| Price    | \$670,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 112 Chancery Point(e) |
| Area        | Sherwood Park         |
| Subdivision | Charlton Heights      |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8H 1Z4               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Storage-In-Suite, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized, See Remarks  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 25          |

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Listing information last updated on April 10th, 2025 at 12:32pm MDT