

## **\$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 Millenium 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 Suite	Yes
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	41
Zoning	Zone 25

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