

\$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	50
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 May 4th, 2025 at 1:32am MDT