

## \$604,900 - 34 Chancery Bay, Sherwood Park

MLS® #E4444847

**\$604,900**

3 Bedroom, 3.00 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Charlton Heights, Sherwood Park, AB

Have you been waiting for an over 1450 ft.Â² bungalow with 3 bedrooms and 3 full bathrooms in Sherwood Park? Your wait is over! Welcome to 34 Chancery Bay in Charlton Heights community. This originally owned and well-maintained home shows pride of ownership. A living room with vaulted ceiling is open to the dining and kitchen area. There is hardwood floor on the main level. A very spacious and bright spaces for you to enjoy. From the dining area, you can access the deck and the private yard. You will enjoy working at home in your den looking out the front street. The primary bedroom has a walk-in closet and its own four piece bathroom. The second bedroom is adjacent to the second floor bathroom. The The basement is partially finished with a huge family room, a 3rd bedroom and the third full bathroom. Perfect place for extended family to visit and have some privacy. You are within minutes of shopping, banking, dining, and other major amenities.

Built in 1998

### Essential Information

MLS® # E4444847

Price \$604,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,458                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 34 Chancery Bay  |
| Area        | Sherwood Park    |
| Subdivision | Charlton Heights |
| City        | Sherwood Park    |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8H 1Y3          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal                            |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Metal                            |
| Foundation        | Concrete Perimeter                     |

### Additional Information

Date Listed            June 26th, 2025

Days on Market      5

Zoning                Zone 25

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Listing information last updated on July 1st, 2025 at 9:47am MDT