



## Sherwood Park Alberta

\$333,800

This spacious 3 bedroom/3 bath/3-storey home in desirable Emerald Hills. Main floor boasts quality finishings, gorgeous open concept living space and upgraded kitchen, including granite counters, large island & walk-in pantry. Living room features a large attached balcony to enjoy the fresh air and green space. Main level complete w/ 2pc bathroom and laundry. Upper level boasts 3 well-sized bedrooms. Primary bedroom has 3pc ensuite w/ a large walk-in shower & an oversized closet. Plus 2nd shared 4pc bathroom upstairs. Other features include a double attached garage, plenty of storage, energy-efficient mechanical including tankless hot water for a lower utility bill. This well maintained complex offers visitor parking and is conveniently located close to shopping & walking trails. Quick proximity to Yellowhead & Baseline Rd, schools & public transportation. A must see! (id:6769)

Living room 4.66 m X 3.64 m

Dining room 3.19 m X 2.4 m

Kitchen 3.8 m X 2.5 m

Laundry room Measurements not available

Primary Bedroom 3.98 m X 3.6 m

Bedroom 2 3.7 m X 2.39 m

Bedroom 3 3.66 m X 2.43 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.