



## Sherwood Park Alberta

\$375,000

This charming bungalow brimming with vintage curb appeal, and presenting 2,345 square feet of air conditioned possibility, rests in the desirable Glen Allan neighbourhood. With some TLC, imagination and a little sweat, it's a great opportunity to move in, renovate & flip, or earn rental income. With parks and schools in the vicinity, the area radiates a warm family spirit, while also being conveniently close to shopping, transit and so much more! Inside, the bright & open main floor flows seamlessly between the living room (presenting hardwood floors and fireplace), shared dining area, and spacious kitchen. Private quarters include 3 bedrooms serviced by a 4pc bathroom, with the primary suite offering his & hers closets & its own 2pc ensuite. The fully finished basement extends your living space in the cozy rec room with bar, while large 4th & 5th bedrooms are serviced by a 3pc bathroom. An attached single car garage & R.V. pad provide more than enough parking, and the yard is ready for you to unwind in. (id:6769)

Family room 25'4 x 19'6

Bedroom 4 18'7 x 9'2

Bedroom 5 16'5 x 11'9

Utility room 13'8 x 13'3

Living room 19'11 x 18'10

Kitchen 13'5 x 12'11

Primary Bedroom 13'5 x 12'4

Bedroom 2 12'6 x 9'

Bedroom 3 9'10 x 9'2

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

<http://movewithmarty.realtor/>



**Royal**

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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