



## 12 WOODBINE Road Sherwood Park AB

\$387,900

NO CONDO fees. Extensively renovated bungalow style half-duplex in the desirable neighborhood of Woodbridge Farms. Kitchen has new cabinets, countertops and stainless appliances. Open plan main floor complete with luxury vinyl plank flooring. Corner stone fireplace in living room. Main bath has tile shower, body spray jets and rain shower head. Two bedrooms on main level with spacious closets. Basement level has luxury vinyl plank flooring in living areas and new carpet in both bedrooms. Lower bath has tiled tub/shower with double sink vanity. Washer/dryer and freezer in laundry room plus central vac and attachments. Newer high efficiency furnace and 40 gal hot water tank. New lighting and paint throughout. Exterior redone with vinyl windows, siding, shingles, stone accent, front and rear decks. Yard is totally fenced and new landscape completes this beautiful yard. Backs onto trees and bike path. Gas barbeque and vinyl shed included. Close to two elementary schools and across from Broadmoor golf course.

Listing Presented By:



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