



## Sherwood Park Alberta

\$299,000

Best bang for buck in Sherwood Park! Great value - this 1,182 SqFt 2-Storey Townhouse in Lakeland Ridge is ideal for a 1st-Time Home Buyer; Family or Investor. It doesn't get better than this! TWO Parking Stalls; 3 Bedrooms; 2.5 Bathrooms & a Basement. The Main floor has Hardwood in the spacious Living Room & into the gorgeous Kitchen where you will find plenty of cabinets & countertop. A large Dining area leads you out into the Fully Fenced yard. The 1/2 Bath & Laundry complete this floor. The Upper floor has 3 Bedrooms including a large Primary Bedroom that features a Full Ensuite. The Main Bathroom rounds out the Upper floor. The Unfinished Basement is perfect for storage & allows for future development (has a rough-in for a bathroom). 2 parking stalls right behind the unit. Very well managed complex with LOW Condo Fees. Upgrades: Hardy Plank exterior; On-Demand Water Heater & more! Steps to a park/playground & close to schools; shopping - everything you need! Don't miss out on this opportunity! (id:6769)

Living room 3.73 m X 3.58 m

Dining room 2.39 m X 2.87 m

Kitchen 2.8 m X 3.46 m

Primary Bedroom 3.6 m X 4.05 m

Bedroom 2 2.5 m X 3.62 m

Bedroom 3 2.5 m X 3.52 m

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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.