



## Sherwood Park Alberta

\$286,800

FIRST TIME BUYER & INVESTOR ALERT...THIS IS THE TOWNHOME YOU HAVE BEEN WAITING FOR! Located in the much desired community of LAKELAND RIDGE, this 3 BED./2.5 BATH townhouse provideS over 1,300 square feet of quality family living. The main floor features a spacious kitchen with a tiled backsplash, a micro/hoodfan, plus a large eating area with a patio door that floods the home with natural light. Other highlights include a LARGE Living Room, hardwood flooring, blinds on all windows, MAIN FLOOR laundry, a fenced yard plus 2-PARKING STALLS at your back door! The upstairs includes a sizeable Master Bedroom with a 4-piece ensuite. The unfinished basement provides energy efficient HOT WATER ON DEMAND, and added square footage awaiting development. In a great complex with LOW CONDO fees, you are in close proximity to very good schools, shopping, transit and have easy access to 2 Freeways. BIG BONUS...THE CONDO FACES A STREET THAT PROVIDES PARKING FOR YOUR VISITORS AND PRIVACY FROM ANOTHER CONDO. OUTSTANDING! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)