



## Sherwood Park Alberta

\$399,900

Brand new listing! Half duplex, bungalow style condo with double attached garage, offering 3 bedrooms (2+1) & 3 bathrooms. Highlights of this home include; an enclosed porch/foyer at the front entrance, vaulted ceilings & dining room space in the large living room, bright white kitchen with breakfast nook, main floor laundry, & large primary bedroom with a 3-piece ensuite & walk in closet. Bedroom #2 & the 4-piece main bathroom complete the main floor. Basement development includes a recreation room, family room, 2-piece bathroom, bedroom #3 & large storage room. The south-facing backyard backs to Strathcona Christian Academy - an outstanding location. Additional highlights: Freshly painted throughout the main floor, laminate flooring, several windows are scheduled for replacement in 2026. Close to all amenities; playgrounds, trails, shopping, schools & public transportation. Pets allowed with condo board approval, no age restriction, condo fee: \$394.45/monthly. (Some photos are virtually staged). (id:6769)

Family room 7.9 m X 3.8 m

Bedroom 3 4.14 m X 5.26 m

Utility room 2.66 m X 5.28 m

Recreation room 3.11 m X 2.1 m

Living room 6.62 m X 6.56 m

Dining room 3.25 m X 2.36 m

Kitchen 3.25 m X 3.54 m

Primary Bedroom 4.88 m X 6.17 m

Bedroom 2 4.14 m X 5.26 m

Laundry room 1 m X 0.4 m

Listing Presented By:



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