



## Sherwood Park Alberta

\$299,900

IMMACULATE 2 bedroom + 2 bathroom situated halfway between the north and south entrances which offers VERY QUIET LIVING free of elevator/lobby noise. Along with quick/easy access to the parkade or front entrances. THE OWNERS LIKE: their UNDERGROUND PARKING STALL, not having to wait for elevators, GRANITE COUNTERTOPS, the WEST FACING PATIO w/screens offering privacy that regulate wind and sun exposure. ALSO: Emerald Hills shopping center, easy access to bike / walking trails, cross country skiing, birdwatching, Edmonton, Elk Island National Park, Cooking Lake and Strathcona Wilderness Center. Total upgrades May, 2024-October, 2025 = \$24,853. NEW GE appliances July/Aug 2025 (\$8700), CUSTOM MADE patio enclosure installed Dec, 2024 (\$6700), New luxury vinyl plank flooring (June, 2025 - \$6653.00), PROFESSIONAL PAINTING of suite May 2024 (\$2000), Natural stone on fireplace Oct 2025(\$800). Building features: GUEST SUITES, GAMES room, THEATRE room, FITNESS room, SAUNA + STEAM rooms, LIBRARIES, and CAR WASH. (id:6769)

Living room 15'11" x 13'2"

Kitchen 13'2" x 11'5"

Den 11'10" x 7'10"

Primary Bedroom 15'3" x 9'7"

Bedroom 2 12'5" x 10'5"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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