



## Sherwood Park Alberta

\$395,000

Diamond in the rough! Loved by the same family for 53 years, this 1600 sf Sherwood Heights bungalow is waiting for your updates to make it shine. Already featuring excellent curb appeal, newer shingles, a composite front porch. Your backyard retreat includes no-maintenance chain-link fencing with privacy slats, a multilevel composite deck, fire pit area, garden beds, and a shed. There's even a secure area perfect for a dog run. Unique layout offers a vaulting family room with a fireplace, living room, formal dining room (convertible back to 3rd bedroom), oak kitchen with solid surface countertops. The primary bedroom has a 2-piece ensuite, a skylight and two patio doors leading to the back deck. Main level mudroom/ aundry room is an added bonus, and the home retains vintage hardwood flooring. Two furnaces, one new in 2025 & one mid-00s. Basement with 3-pc bath & rec room with retro bar area. Great street with easy access to Wye Road, shopping & new \$35-million Forest Grove K-9 school. (id:6769)

Recreation room 22 m x Measurements not available

Living room 15'6 x 13'2

Dining room 10'11 x 8'9

Kitchen 10'8 x 8'9

Family room 11 m x Measurements not available

Primary Bedroom 18'7 x 20'7

Bedroom 2 13'7 x 11'6

Bedroom 3 9'8 x 11'7

Laundry room 11 m x Measurements not available

Listing Presented By:



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MaxWell Devonshire Realty

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



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