



## Sherwood Park Alberta

\$520,000

Backing onto a peaceful walking path, this well-kept home offers 3 bedrooms plus den, 3.5 baths, a spacious bonus room and plenty of natural light! Just a short walk to schools, playgrounds, and green spaces, the location is perfect for an active family lifestyle. The open-concept main floor features hardwood throughout, newer stainless steel kitchen appliances (2020), a cozy gas fireplace, half bath and laundry. Upstairs, the generous bonus room and 3 bedrooms include a primary suite with soaker tub, walk-in closet, and private retreat. Host sunny backyard BBQs in your south-facing yard where mature trees provide privacy and shade. Added features: air conditioning (2023), 240v/50amp wiring for a hot tub, hot water exterior tap, shingles redone (2023), and a recently finished, fully permitted basement (just add trim!). A welcoming home in a friendly community! (id:6769)

Family room 5.73 m X 5.46 m

Den 2.98 m X 3.59 m

Living room 4.28 m X 3.96 m

Dining room 3.35 m X 2.31 m

Kitchen 3.35 m X 3.48 m

Primary Bedroom 3.65 m X 3.93 m

Bedroom 2 2.76 m X 3.11 m

Bedroom 3 3.71 m X 2.7 m

Bonus Room 5.21 m X 3.68 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://erikasanderson.ca/>



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