



## Sherwood Park Alberta

\$459,900

Welcome home to 40 Brighton Bay in Strathcona Village! This 1330 square foot two-storey home offers a functional layout with many expensive updates already taken care of, including the roof in 2021, high efficiency furnace 23', hot water tank 23' & garage door 25'. The main floor features an open concept design filled with natural light, a kitchen with a raised eat-at island, ample cabinets, a corner pantry & subway tile backsplash, plus a dining area with sliding doors leading to the west-facing deck & back yard. A cozy living room with corner gas fireplace, 2pc powder room & laundry mud room complete the main level. Upstairs, you will find a spacious primary suite with a walk-in closet & a 4pc ensuite, along with two additional bedrooms & a full 4pc bathroom. The fully finished basement provides a large family room & storage space. This home is complete with a double attached garage. Prior to possession, the seller will have the furnace, ducts & carpets professionally cleaned (booked for Sept 30th). (id:6769)

Family room Measurements not available

Living room 12' x 16'

Dining room 10' x 12.1'

Kitchen Measurements not available

Primary Bedroom 14.9' x 11'

Bedroom 2 10' x 10.7'

Bedroom 3 Measurements not available x 10.1 m

Listing Presented By:



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