



## Sherwood Park Alberta

\$239,900

Immaculate meticulously maintained upgraded top-floor: 9 ceilings. Large 1 Bedroom & Den (frosted glass door). Open-concept main living area (laminated planks). Kitchen: 8 energized peninsula/eating counter, SS appliances, Granite. Living room: garden door to east-facing 10x 9.6 covered balcony: Gas hook-up (Weber BBQ included). Primary bedroom leads to 3-pc Ensuite & 4.6 Closet. Powder room (pedestal sink) with sliding doors to lighted Laundry/Utility: front-load washer/dryer, furnace/AC unit). Large windows (Hunter Douglas roller blinds) brighten this home year-round. Titled, underground heated parking stall with storage cage. Fire-resistant exterior cladding (James Hardie Plank) for maximum safety. Condo fees include everything except power & communication. Steps to walking trails & Eton Park/Hospital/major Shopping centers/Transit. Short drive to HW 16. Comfortable, convenient living in this friendly, professionally-managed community with guest suite & well-equipped exercise room. Make it home. (id:6769)

Living room 3.27 m X 3.99 m

Dining room 1.92 m X 3.99 m

Kitchen 2.83 m X 2.63 m

Den 2.2 m X 2.66 m

Primary Bedroom 3.73 m X 2.9 m

Utility room 1.87 m X 1.3 m

Listing Presented By:



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