



## Sherwood Park Alberta

\$789,900

Welcome to this well-maintained Daytona-built 2-storey home BACKING ONTO A PRIVATE TREED AREA, offering added privacy and a great outdoor setting. The main floor features 9-FOOT CEILINGS and a functional open-concept layout with a DOUBLE SIDE FIREPLACE separating the dining and living room. Upstairs you'll find 3 bedrooms and 2 bathrooms, including a spacious primary bedroom with a PRIVATE BALCONY overlooking the SOUTHWEST FACING backyard and trees. The COVERED DECK and HOT TUB provide a great space to relax or entertain year-round. Additional features include a HEATED double attached garage, CENTRAL A/C, and a LARGE DRIVEWAY with room for up to 3 vehicles or a trailer. Major upgrades include \$37,000 in SOLAR PANELS installed in 2024, helping improve energy efficiency and reduce utility costs by \$2000/year, along with a NEW HWT in 2025. Located in a desirable setting with a great balance of privacy, function, and upgrades, this home is move-in ready and built for everyday living. (id:6769)

Living room 4.62 m X 5.18 m

Dining room 4.62 m X 3.57 m

Kitchen 4.04 m X 3.43 m

Primary Bedroom 4.62 m X 3.63 m

Bedroom 2 3.94 m X 3.12 m

Bedroom 3 3.94 m X 3.13 m

Bonus Room 5.71 m X 3.93 m

Listing Presented By:



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