



## Sherwood Park Alberta

\$699,000

Welcome to 49 Manchester Drive! A one-of-a-kind gem backing the Broadmoor Golf Course! This charming 4-level split is bursting with character and features the most incredible south-facing backyard oasis: outdoor kitchen, sprawling deck with brick fireplace, water fountain, and surrounded by lush private landscaping. Inside you'll find 4 bedrooms, 2.5 baths, including a bright primary suite with walk-in closet, ensuite, and stunning views. Comfort is covered year-round with 2 furnaces and 2 A/C units. Tons of storage under the crawl space. Oversized double garage and endless curb appeal – this one is special! (id:6769)

Recreation room 9.46 m X 8.18 m

Storage 9.51 m X 8.39 m

Living room 6.59 m X 3.99 m

Dining room 3.35 m X 5.08 m

Kitchen 3.88 m X 4.51 m

Family room 5.36 m X 6.06 m

Bedroom 4 4.16 m X 3.93 m

Primary Bedroom 4.7 m X 5.65 m

Bedroom 2 3.66 m X 3.99 m

Bedroom 3 2.85 m X 2.89 m

Listing Presented By:



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