



## Sherwood Park Alberta

\$456,900

OUTSTANDING VALUE! \*\*\*A/C, HIGH-EFF FURNACE (Oct,24), SHINGLES+UPGRADED ATTIC INSULATION (2021), HEATED GARAGE w/STAIR ACCESS TO LOADS OF ATTIC STORAGE\*\*\* This IMPRESSIVE 2 Storey is in a CULDESAC w/ a Side & Back Lane access to the Detached Double HEATED Garage! The Main Floor features an Abundance of Windows/Natural Light, an Open Concept with the Spacious Kitchen overlooking the Dinette & Living room w/a Gas Fireplace. The Upstairs offers 3 Bedroom & a HUGE 4 pce Bathroom w/a Shower & an Oversized Soaker Tub! The Huge Primary Bedroom boasts a Walk-In Closet. The Partially Finished Basement includes a Family room w/ Built in Shelving, Wet Bar, Laundry Area w/Counter & Sink, Roughed in Bathroom in the Studio & Under Stair Access for Additional Storage. The Backyard features a Patio, a Gas Line, ARTIFICIAL GRASS & a Storage Shed! (id:6769)

Family room 3.52 m X 8.52 m

Living room 4.26 m X 4.4 m

Dining room 3.33 m X 3.03 m

Kitchen 3.91 m X 3.33 m

Primary Bedroom 3.88 m X 4.02 m

Bedroom 2 2.85 m X 3.27 m

Bedroom 3 2.85 m X 3.27 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<http://www.zaharichuk.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.