



## Sherwood Park Alberta

\$674,900

PIE LOT. BACKING TRAILS. ORIGINAL OWNERS who genuinely loved this place for decades. This Charlton Heights BUNGALOW checks the boxes people don't think to ask about until they're standing in the space. Over 1400 sf, VAULTED CEILINGS, formal dining room, and zero carpet anywhere. Oak HARDWOOD throughout the main floor, main floor laundry, and BRAND NEW PEX plumbing already done for you. Three bedrooms up, one down. Basement offers a humongous rec room, HEATED FLOORS in the bathroom, and two oversized storage rooms that are genuinely begging to become a home gym, movie room, or den. There's even room to add a fifth bedroom! The backyard has been tended with care. Hidden storage drawers built right in to the large deck, a 2nd side deck, and a path that connects directly to both Lakeland Ridge & Clover Bar Ranch for parks and school access. Attached double garage. Back entry is set up to allow a separate entrance if that's on your wishlist. Plus an annual block party means neighbours that double as friends. (id:6769)

Bedroom 4 5.31 m X 5.72 m

Recreation room 4.4 m X 6.55 m

Storage 3.58 m X 3.96 m

Utility room 5.64 m X 4.74 m

Living room 4.06 m X 4.64 m

Dining room 3.99 m X 2.85 m

Kitchen 4.64 m X 4.47 m

Primary Bedroom 4.65 m X 5.48 m

Bedroom 2 2.85 m X 3.6 m

Bedroom 3 2.85 m X 3.6 m

Laundry room Measurements not available

Listing Presented By:



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