



## Sherwood Park Alberta

\$275,000

NEWLY RENOVATED & BACKING ONTO BROADMOOR GOLF COURSE! Welcome to this move in ready 3 bedroom + 2.5 bathroom townhouse in Broadmoor Estates. Steps to walking trails, schools, Strathcona Library, Festival Way, Broadmoor Arena and Kinsmen Leisure Centre. Large south facing window provides tons of natural light. Brand new vinyl plank flooring on the main and upper floors & freshly painted throughout. New hardware and light fixtures. Refreshed kitchen features brand new appliances! Enjoy your morning coffee in the breakfast nook, and have plenty of room to host all your dinner parties in the formal dining space, with patio doors to your back yard facing the green of hole 10 on Broadmoor Golf Course. Upstairs there are 3 very spacious bedrooms and a large 4 pc bath. Fully finished basement with a large rec room with brand new carpet, and an extra flex room could be used as an office or den plus another 4 pc bathroom! This home is perfect for a 1st time home buyer or young family! (Photos virtually staged) (id:6769)

Family room 10'3" x 15'2"

Den 9'3" x 14'2"

Living room 11'7" x 15'5"

Dining room 8' x 10'2"

Kitchen 8' x 11'4"

Breakfast 8' x 8'7"

Primary Bedroom 10'10" x 13'

Bedroom 2 9' x 12'11"

Bedroom 3 9' x 14'2"

Listing Presented By:



Originally Listed by:  
Liv Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net