



## 304 MANOR Terrace Sherwood Park AB

\$434,707

LOVELY FAMILY HOME! Quiet location in Millshaven. Centrally located close to schools, parks, great Sherwood Park amenities and within easy access to Edmonton! Well maintained and offers 2240 square feet of living space! Large entry way and a big living room. Open and bright kitchen with newer stainless steel appliances include and a large dining area. Family room and 2 piece powder room are in the lower level. Upstairs are 3 bedrooms, and a 4 piece bathroom. HUGE WEST FACING BACKYARD to enjoy! OVERSIZED DOUBLE detached garage! No need to worry about any high ticket items as this home offers NEW SHINGLES (2021), NEW FURNACE (2023) AND A NEW HOT WATER TANK (2024) AND ALL NEWER TRIPLE PANE WINDOWS (2014). Two brand new storm doors and new exterior doors, and newer washer & dryer as well. IMMEDIATE POSSESSION is available! GREAT VALUE!! Visit REALTOR(R) website for more information.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

soniatarabay@remax.net  
<http://www.SONIASSELLS.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)