



## Sherwood Park Alberta

\$465,000

Immaculate 1637 sq ft bungalow-style half duplex with loft, ideally located in the best spot in the complex--quietly tucked away from roads and backing onto green space. Enjoy a huge south-facing balcony with beautiful, private views. This well-maintained 45+ community offers a peaceful lifestyle with access to a vibrant clubhouse and social activities. The bright main floor features a spacious living room with vaulted ceiling, gas fireplace and large windows. The refurbished kitchen includes refaced cabinetry, granite countertops, and newer appliances. The primary bedroom boasts a large W/I closet and renovated 3-piece ensuite with a large W/I shower. The upper loft offers a private guest retreat with a bedroom and 4-pce ensuite. Oversized double attached garage with work bench. Some additional features include Hardwood flooring, second balcony off the upper level, newer plumbing fixtures, sump pump, paint, screen door & patio doors. Walking distance to shopping, transit, medical facilities and amenities. (id:6769)

Living room 4.4 m X 3.76 m

Dining room 4.21 m X 3.43 m

Kitchen 5.16 m X 2.73 m

Primary Bedroom 4.03 m X 4.6 m

Bedroom 2 4.97 m X 4.13 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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



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