



## 18 ORIOLE Crescent Sherwood Park AB

\$449,900

This PRISTINE home sitting on a large 756m<sup>2</sup> lot in the mature neighbourhood of Brentwood, featuring 2 bedrooms, 2.5 baths & DOUBLE garage. Gleaming hardwood floors invite you in to find a family sized living room with bay window that fills the room with natural light. Arched entrance leads to the kitchen that offers plenty of cabinets and peninsula island that over looks the dining area with built in hutch. The hardwood is carried through to the king sized primary suite with 2 closets & 2pc ensuite. 2nd bedroom & den (which could turn back to 3rd bedroom) are both generous in size. 4pc bath compliment the functional layout. Moving downstairs you will love the rustic cabin charm of the entertaining sized rec room with bar. Flex room, 3pc bath & tons of storage complete this home that features NEWER ROOF & Hot Water Tank. ENJOY the fenced and landscaped PRIVATE yard with patio, access to the oversized DOUBLE GARAGE & RV parking potential. Fantastic location just steps away from schools, parks & shopping.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

trina@hodgesandmohr.com  
<http://www.hodgesandmohr.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)