



## Sherwood Park Alberta

\$325,000

This affordable half duplex is located in the desirable community of Broadmoor, making it a perfect choice for first time homebuyers or savvy investors. Upon entry, you're welcomed into a bright & updated kitchen featuring stylish white cabinetry, ample counter space, & durable nonceramic tile floors. The spacious LR offers a comfortable area to unwind, highlighted by a lg feature window that floods the space with natural light. The mn fl includes 2 secondary bdrms, a generous primary bdrm, & a full 4pc bath. The fully developed bsmt provides additional living space, including a lg FR, a 4th bdrm, a 3pc bath, & a den ideal for a home office or flex space. Step outside to a fenced, landscaped backyard with mature trees & shrubs, offering both privacy & plenty of space to add a garage. Conveniently located close to schools, shopping, public transit, & just steps from the Kinsmen Leisure Ctr. Recent updates include newer shingles 2019 & HWT 2012 (id:6769)

Family room 3.65 m X 6.42 m

Bedroom 4 3.51 m X 3.06 m

Living room 3.6 m X 5.54 m

Dining room 2.39 m X 2.08 m

Kitchen 2.6 m X 3.33 m

Primary Bedroom 3.66 m X 3.1 m

Bedroom 2 2.61 m X 2.65 m

Bedroom 3 2.52 m X 4.55 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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