



Sherwood Park Alberta

\$389,900

Rare opportunity in prestigious Broadmor Estates! Welcome to the home under \$400K with NO CONDO FEE in one of Sherwood Park's most sought-after communities. Walk to beautiful Broadmor lake and sports center. Corner lot and city-assessed near \$370K, this home is priced to sell and full of potential for homeowners, investors, or developers. Situated on a spacious 528 m² lot with RV parking, surrounded by million-dollar homes, mature trees & steps from Broadmoor Golf Course. Bi level house Offers over 2,000 sq ft of bright living space with 4 skylights, a modern kitchen, renovated baths, newer windows, roof & dual furnaces. Main floor features open-concept living/dining, laundry & tandem garage. Upstairs, a bonus family/games room adds ideal flex space. Step outside to a sunny south-facing HUGE deck with fireplace & a private yard--perfect for summer BBQs or future redevelopment. Walk to schools, trails, pool, golf & shops. Unbeatable value in a prime location! (id:6769)

Primary Bedroom Measurements not available x 13 Dining room 14'7" x 8'1"

m

Kitchen 8'8" x 12'6"

Bedroom 2 17' x 9'8"

Bonus Room 10'8" x 21'

Bedroom 3 8'5" x 19'6"

Living room 20'3" x 13'

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca