



## Sherwood Park Alberta

\$445,000

Rare dual primary suite two-storey duplex with a bonus room, ideal for roommates, shared living, or buyers looking to downsize without compromise. A spacious entry welcomes you into the bright, open main level featuring a stunning kitchen with abundant white cabinetry, corner pantry, stainless steel appliances, and a granite island overlooking the dining and living areas. The cozy fireplace and vinyl plank flooring throughout add warmth and style. Upstairs, enjoy the extra living space in the bonus room, plus two king-sized primary suites, each complete with walk-in closets and private ensuites. The basement offers excellent potential for future development. Outside, relax in the fenced and landscaped yard with an entertaining-sized, maintenance free deck. Conveniently located just steps from parks, walking trails, and all amenities. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.