



## Sherwood Park Alberta

\$574,900

Fantastic Location! This 2-Storey is within walking distance of two schools, nicely situated in a private CUL-DE-SAC, and has a WALKOUT BASEMENT. Pride in ownership rings throughout! The main floor hosts an office space, mud room, 2-pc bath, and an open-concept living, dining, and kitchen area. Upstairs, a huge bonus room with a 10' ceiling, a 4-pc bath, 2 bedrooms, and a Primary that's complete with a 3-pc ensuite and oversized walk-in closet. Develop the basement into a suite or anything you desire, and step out into a backyard with fruit trees, a large patio, firepit, and beautifully crafted landscaping walls and stonework. This home also hosts upgrades such as new SHINGLES(2024), FURNACE (2021), and HWT(2019). The community of Lakeland Ridge has great scenery, fantastic walking trails, close proximity to schools and shopping, and a neighborhood that suits just about everyone. (id:6769)

Living room 4.18 m X 4.36 m

Dining room 3.51 m X 1.83 m

Kitchen 3.47 m X 5.12 m

Den 2.74 m X 2.52 m

Laundry room 1.8 m X 2.23 m

Family room 5.18 m X 4.49 m

Primary Bedroom 4.8 m X 4.46 m

Bedroom 2 3.76 m X 2.93 m

Bedroom 3 3.76 m X 2.9 m

Listing Presented By:



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