



2 GEORGIAN Way 38 Sherwood Park AB

\$349,900

Live your best life in adult living, age 45+ community of Lakeside Village. Downsize without giving up your independence, mobility & social connections. Move in today into this updated & lovingly maintained fully finished, 2 bedrooms & 2 full baths home. Home has recently been updated with vinyl plank & lino flooring. No carpets! Fresh paint throughout. All new windows, new front door & patio doors, new blinds, new light fixtures on main floor, high efficiency furnace, tiled kitchen backsplash w/SS chimney vent hood, updated basement bathroom w/ massaging shower heads. Basement can be set up as a self contained suite for overnight guests. Keep active at the community Rec Centre w/pool table, shuffle board & games table. Monthly hall suppers. The walkout basement social room w/full kitchen can be rented out for private functions. Walking distance to grocery stores, medical offices, Broadmoor Lake Park & public golf course. This move in ready property is truly a gem in the heart of Sherwood Park.

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

lisaleung@royalpage.ca
<https://lisa.leung@royalpage.ca>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca