



## Sherwood Park Alberta

\$253,000

Welcome to this 3 bedroom, 1.5 bath townhouse located in Lincoln Park nestled in the heart of Sherwood Park. Main floor features a good sized eat in kitchen, 2pc bath off the entrance, separate dining area & spacious living room with patio doors to private fenced south-facing yard, backing greenspace. 3 beds up incl. ex-large primary bed & 4pc bath. Basement offers a finished family room, plus storage/utility rm and laundry. Two parking stalls conveniently located outside the unit. Roof approx. 2010. Newer windows. Furnace motor replaced 2024. New H/W tank 2024. New kitchen sink faucet & drainage 2025. Pets welcomed with Board Approval. With low condo fees and a competitive price point, this is an excellent opportunity for a first-time home buyer or investors seeking a property with strong rental potential. Situated just steps away from Broadmoor Park, Festival Place, Kinsman Pool, Golf, County Library, Schools and the Mall, offering easy access to a plethora of amenities. All that you need! Welcome Home! (id:6769)

Family room 5.2 m X 5.48 m

Storage 2.63 m X 3.02 m

Utility room 2.65 m X 3.02 m

Living room 5.3 m X 3.67 m

Dining room 4.25 m X 2.26 m

Kitchen 2.52 m X 1.95 m

Breakfast 3.02 m X 1.48 m

Primary Bedroom 4.21 m X 4.04 m

Bedroom 2 2.43 m X 3.7 m

Bedroom 3 2.74 m X 2.95 m

Listing Presented By:



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