



## Sherwood Park Alberta

\$275,000

Beautiful townhouse in the sought after community of Village on the Lake. This well cared property boasts 3 GENEROUSLY SIZED BEDROOMS and a 4 PIECE BATHROOM on the upper level. The SPACIOUS FOYER leads to a bright and sunny living room complete with a gorgeous floor to ceiling stone faced WOOD fireplace. The Kitchen has all new appliances, plenty of cupboard space, and leads conveniently to a large dining room. A two piece bath room completes this main level. Downstairs you will find a LARGE RECREATION ROOM, a hobby room, laundry , mechanical and additional storage area. Freshly painted and RECENT UPGRADES include furnace, hot water tank and KITCHEN APPLIANCES. Property is fenced, and has two assigned parking stalls. Amazing location - Bus to U of A and downtown close by. Within walking distance to schools, golf course, gorgeous lake, parks, sports fields, shopping, cafes. The property is perfect for singles, first time buyers or investors. (id:6769)

Recreation room 3.35 m X 4.71 m

Hobby room 6.14 m X 2.23 m

Living room 5.04 m X 3.44 m

Dining room 2.72 m X 3.68 m

Kitchen 3.14 m X 2.9 m

Primary Bedroom 3.08 m X 2.5 m

Bedroom 2 2.78 m X 2.81 m

Bedroom 3 4.36 m X 3.47 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<https://ram-virk.c21.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.