



## Sherwood Park Alberta

\$718,000

Just steps from Cambrian Playground, this stunning 2,200 sq ft two-storey home offers 3 bedrooms, 2.5 bathrooms, and a double attached garage. Built by award-winning Art Homes, the Niro II model showcases exceptional design and style throughout. Step inside to soaring 10' ceilings and an open-concept main floor featuring a modern kitchen with ample cabinetry and a quartz island overlooking the dining and living areas--perfect for entertaining. Upstairs, you'll find 9' ceilings, a spacious primary suite with a walk-in closet and luxurious 5-piece ensuite, plus two generously sized bedrooms, a 5-piece bathroom, and a versatile flex space ideal for a home office or bonus room. A separate side entrance offers excellent income potential. Enjoy a prime location close to parks, playgrounds, and over 8 km of scenic ravine trails through Oldman Creek. The community will also feature future schools and shopping, with quick and easy access to Anthony Henday. (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available  
Family room Measurements not available

Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available  
Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd



**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.