



## Sherwood Park Alberta

\$394,000

The McDougall, Tudor style 3 bedroom tri-plex. Middle unit with noticeable lower heat costs. Built by Lincolnberg Master Builder located in Aspen Trails. A/C! Very quiet location. Lower level has double attached garage with 2 tire rack mounts, utility room and under-stair storage, laundry, den and front foyer facing Centennial Park. Main floor has new vinyl plank flooring and is perfect for entertaining with a bright Living room, spacious Dining room, 2pce. bath and a large deck off kitchen with gas line for BBQ. Kitchen has large breakfast island with lots of cupboards, white cabinets to the ceiling, butcher block looking countertops, new dishwasher, Whirlpool appliances. Upper level has large Master with 4pce. ensuite, walk in closet 2nd and 3rd bedrooms are a good size with a 4pce. main bathroom. Close to all amenities including; major HWYS, hospital, rec centre, sports fields, walking trails, parks, schools, shopping, restaurant and entertainment. (id:6769)

Den 3.05 m X 2.8 m

Utility room 2.06 m X 1.66 m

Living room 5.26 m X 3.63 m

Dining room 3.95 m X 2.64 m

Kitchen 4.34 m X 3.37 m

Primary Bedroom 3.62 m X 3.55 m

Bedroom 2 2.53 m X 3.75 m

Bedroom 3 2.59 m X 3.75 m

Listing Presented By:



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