



## Sherwood Park Alberta

\$464,900

Adult living doesn't get better than this. This rare 2 bedroom bungalow half duplex delivers the space, style & walkability most complexes only promise. Inside, HARDWOOD floors run beneath soaring potlit ceilings. A 3-sided fireplace anchors the main living area. GRANITE counters & 40 upper cabinets maximize storage in a kitchen built for cooking and baking. MAIN FLOOR LAUNDRY, a walk-in closet & full ensuite round out a floorplan built for how you actually live. Step outside to a SOUTH FACING DECK that soaks up sun from morning to evening. CENTRAL A/C & a DOUBLE ATTACHED GARAGE mean comfort in every season. The unfinished basement gives you room to grow or store. Then there's the location. Synergy Wellness, groceries & your favourite coffee shop are within walking distance. Public transit stops just outside the complex. Maintenance-free living with a real neighbourhood feel. Units like this rarely surface. One of the few newer, 2 bedroom options in the complex, and condo fees are only \$199.36/month! (id:6769)

Living room 4.99 m X 4.67 m

Dining room 2.71 m X 4.72 m

Kitchen 3.42 m X 4.72 m

Primary Bedroom 3.8 m X 3.96 m

Bedroom 2 3.33 m X 2.71 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://www.rootedrealty.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.