

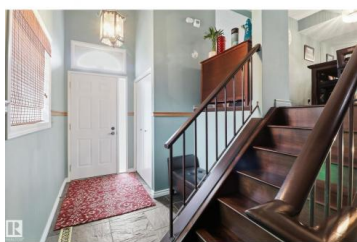
## Sherwood Park Alberta

Woodbridge Farms

**\$319,888**



Welcome to this exquisite and well-kept townhome steps from everything Woodbridge Farms Community offers. This unique multi-level layout features an inviting main floor with an open dining area at the centre of the home. The kitchen includes ample cabinetry, GRANITE COUNTERTOPS, SS APPLIANCES and a bright breakfast nook, while the sunken living room adds charm with its wood-burning FIREPLACE. Upstairs are three comfortable bedrooms, including a spacious primary with an ensuite. The lower level offers a VERSATILE REC ROOM, 2-piece bath, laundry and WALKOUT access to a sunny, PRIVATE FENCED PATIO. Enjoy multiple outdoor spaces; a BALCONY off the kitchen, a partially covered WRAP-AROUND FRONT DECK and the SECLUDED PATIO off the rec room. Keep your car warm in your very own SINGLE ATTACHED GARAGE with lots of shelving. Ideally located across from the Woodbridge Farms walking trails and within walking distance to the golf course, parks, schools and amenities. A must-see home in a highly walkable community! (jd:6769)



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