



# Sherwood Park Alberta

\$326,800

Well maintained and spacious 2 bed/2.5 bath townhome located in the desirable Emerald Hills of Sherwood Park! Perfect for 1st time home buyers or investors. Main floor features hardwood flooring, ample natural light, comfortable open concept living space, granite counters in the kitchen, 2 pc bath & laundry room. Living room has a huge attached West-facing balcony to enjoy the evening sun & fresh air, overlooking a quiet treed walkway. Upper level primary bed is spacious and has an attached 3pc ensuite & walk-in closet. A 2nd well-sized bedroom and 4 pc bath complete the upper level. Other features include an oversized single attached garage, flex space, plenty of storage, energy-efficient mechanical incl tankless hot water & HRV for a lower utility bill! Visitor parking available & walking trails just steps away. Close to Emerald Hills Shopping Centre, Italian Centre, Millenium Place, schools & public transportation. Convenient access to major commuter routes incl Baseline & Yellowhead. A must see! (id:6769)

Living room 3.61 m X 4.57 m

Kitchen 4.42 m X 2.68 m

Breakfast 2.56 m X 2.66 m

Laundry room Measurements not available

Primary Bedroom 3.56 m X 3.9 m

Bedroom 2 3.71 m X 2.7 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



Royal

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