



## Sherwood Park Alberta

\$336,800

Well maintained and spacious 2 bed/2.5 bath in the desirable Emerald Hills! Perfect for 1st time home buyers or investors. Main floor features quality finishings, ample natural light, gorgeous open concept living space and granite counters in the kitchen. Living room has a large attached West-facing balcony to enjoy the evening sun & fresh air, overlooking a quiet treed walkway. Main lvl complete w/ 2pc bath and laundry. Upper level has 2 well-sized bedrms. Primary bed has 3pc ensuite & walk-in closet. Plus 2nd 4pc bathroom upstairs. Other features include an oversized single attached garage, flex rm, plenty of storage, energy-efficient mechanical including tankless hot water 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

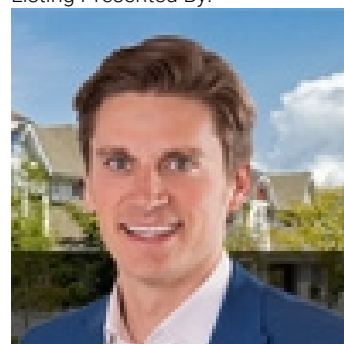
Breakfast 2.56 m X 2.66 m

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**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

[tyson@royallepage.ca](mailto:tyson@royallepage.ca)

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.