



## Sherwood Park Alberta

\$499,900

FANTASTIC Location! Across the street from entrance to Ambleside Park & Walking Trails! Beautifully maintained and affordable 1/2 Duplex with endless upgrades, including: luxury vinyl plank flooring, interior paint, stainless steel appliances with induction stove & microwave hoodfan, quartz countertops, tall kitchen cabinets with special rack for cookie sheets, large kitchen sink for those big pots, ceramic tile, extra insulation, A/C, Heated Garage, Vacuum System, Artificial Turf, Water Softener and HUGE BONUS of a Double Garage (not single)!! Don't miss the Large ensuite Shower. AND... No Condo Fees! The list goes on. This is a 10/10 Winner! Move right in and enjoy Summer, the great sized Deck and the Park & Trail System! (id:6769)

Family room Measurements not available

Living room 5.09 m X 3.9 m

Dining room 3.13 m X 2.18 m

Kitchen 4.66 m X 4.2 m

Primary Bedroom 4.04 m X 3.62 m

Bedroom 2 3.9 m X 2.93 m

Bedroom 3 3.16 m X 2.85 m

Laundry room 1.53 m X 2.18 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wattsells.ca/>



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.