

Courtesy Of Jenn Geenen Of Grassroots Realty Group

## **\$300,000 - 40 1440 Sherwood Drive, Sherwood Park**

MLS® #E4436550

**\$300,000**

3 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Sherwood Heights, Sherwood Park, AB

Welcome to this FULLY RENOVATED 3-level end-unit townhouse that truly has it all—style, space, and location! Every detail has been thoughtfully updated both INSIDE AND OUT, offering a modern, move-in-ready home that you will absolutely fall in love with! This unit offers 3 Bedrooms + a Den, a spacious Kitchen with quartz countertops, soft-close cabinetry, an eat-up bar, and a large dining area as well as a wood-burning fireplace framed with stylish hexagon tile! Extra-large windows on every wall flood each level with natural light and offer picturesque views of walking trails and the Broadmoor Recreation Area. Enjoy 2 PRIVATE OUTDOOR SPACES to relax and unwind—choose your favorite spot for morning coffee or evening drinks. And not only do you have 2 ASSIGNED PARKING STALLS, but also PLENTY OF STORAGE and convenient visitor parking right at your doorstep. Whether you're upsizing, downsizing, investing, or just looking for the perfect Sherwood Park location, this one is a MUST-SEE!

Built in 1983

### **Essential Information**

MLS® # E4436550

Price \$300,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	1983
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	40 1440 Sherwood Drive
Area	Sherwood Park
Subdivision	Sherwood Heights
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4W3

### Amenities

Amenities	Off Street Parking, Bar, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite, Walkout Basement, Vacuum System-Roughed-In
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Corner Lot, Golf Nearby, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Cedar Shakes
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	Zone 25
Condo Fee	\$516

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