

## \$290,000 - 33 Great Oaks, Sherwood Park

MLS® #E4445367

**\$290,000**

3 Bedroom, 2.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

Perfect for first-time buyers or investors! This 3-bedroom townhouse offers over 1250 square feet with a finished basement and offers great value and thoughtful updates. The spacious eat-in kitchen features white cabinets, newer stone countertops, ceramic tile flooring, and newer stainless steel appliances. Step from the dining area to your private, fully fenced backyard patio. The living room boasts hardwood flooring, and a convenient 2-piece bath completes the main floor. Upstairs offers 3 generous bedrooms and a large 4-piece bath with new carpet on the stairs and in 2 bedrooms. The finished basement includes a den, 3-piece bath, laundry, and ample storage. Notable upgrades: high-efficiency furnace, central A/C with humidifier, newer hot water tank, upgraded electrical panel and wiring. This well-managed complex is ideally located across from St. Theresa School with nearby parks, playgrounds, shopping, transit, and a golf course.

Built in 1969

### Essential Information

MLS® # E4445367

Price \$290,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,256             |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 Great Oaks     |
| Area        | Sherwood Park     |
| Subdivision | Broadmoor Estates |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 0V8           |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking-Plug-Ins, Patio, Vinyl Windows |
| Parking Spaces | 1                                      |
| Parking        | Stall                                  |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 3                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                     |
| Construction      | Wood, Brick                                                                                                          |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St. Theresa

**Additional Information**

Date Listed                      July 1st, 2025

Days on Market                35

Zoning                            Zone 25

Condo Fee                        \$428

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