# \$449,000 - 1991 Avondale Court, Sherwood Park

MLS® #E4444670

#### \$449.000

3 Bedroom, 2.00 Bathroom, 1,167 sqft Single Family on 0.00 Acres

Broadmoor, Sherwood Park, AB

Renovated fully finished home on large 736m2 or 7,922 sq. ft. lot. Located on private quiet cul-de-sac street. In the past year basement bathroom was gutted and underconcrete plumbing replace; as well some of subfloor was replaced. All new 5G laminate flooring through out both levels. Newer high-efficiency furnace and vinyl windows. Basement had a second kitchen, which was redesigned to have laundry facilities. Cabinets were removed to repair flooring. Basement bathroom has all new drywall around tub area. Still some finishing touches to make this a perfect home. Close to schools, Centre in the Park and famous kids play area, Pool, Golf, Festival Place, shopping, the Arena and public transportation.



#### **Essential Information**

MLS® # E4444670 Price \$449,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,167

Acres 0.00

Year Built 1962







Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 1991 Avondale Court

Area Sherwood Park

Subdivision Broadmoor

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 0Y1

#### **Amenities**

Amenities R.V. Storage

Parking Spaces 5

Parking RV Parking, Single Garage Attached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Storage Shed, Washer, Refrigerators-Two,

Stoves-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through

Road, Playground Nearby, Private Setting, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 27th, 2025

Days on Market 4

Zoning Zone 25

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