

## \$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.

Built in 1962

### 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 4:47pm MDT