



Sherwood Park

36 Great OA

Broadmoor Estates

T8A 0V8

LP: \$269,900

SP:

M

Listing ID #	E4455092	ACTIVE	
Building Type	Townhouse		
Style	2 Storey		
Year Built	1969	Sold Date	
Full Baths	1	Bedrooms Above	3
Half Baths	1	Bedrooms Total	3
Total Baths	1.1	Basement	Full
Tot Flr AG SqFt	1,241.95	Basement Dev	Fully Finished
		Tot Flr AG SqM	115.38

This 3 bedroom condo backing Broadmoor Golf Course is clean, well cared for, and updated over the years, including a new furnace motor (9 months ago). The kitchen opens seamlessly to both the eating nook and dining room, making it functional and inviting. The spacious living room, ideal for gatherings, overlooks the fenced backyard with vinyl fencing. New flooring throughout and a 2pc powder room completes the main floor. Upstairs are 3 bedrooms, a renovated 4pc bathroom, and new windows offering views of the golf course. The basement features brand new carpet down the stairs, and in the family room, a great space for relaxation or even an additional bedroom if desired. This well run, well maintained complex has seen upgrades such as sidewalks and windows. The location is unbeatable - backing onto the golf course, across the street from Sherwood Park Mall, and minutes to Broadmoor Lake, Festival Place, schools, swimming, and public transportation. Rarely do such clean, well-kept units come available!

Directions

Living Room	3.44x4.85	M	Bedroom 3	3.88x2.69	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.49x3.04	M	Bedroom 4			1	2	M	No	Main		
Kitchen	3.46x2.50	M	Flex Space	2.51x3.11	B	2	4	U	No	Upper		
Family Room	4.75x3.31	B	Laundry Room	3.74x2.31	B	3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.13x3.29	U				6				Tot Flr AG	115.38	1,241.95
Bedroom 2	2.70x3.56	U				7				# Finished	3	

Heat Source	Natural Gas	Construction	Wood Frame
Heat Type	Forced Air-1	Basement	Full / Fully Finished
Foundation	Concrete	Separate Ent	
Roof Type	Asphalt Shingles	2nd Suite	No
Exterior	Brick, Cedar	Garage Suite	
Flooring	Carpet, Laminate Flooring, Vinyl Plank	Garden Suite	
Features	Patio	Lot Shape	
		Lot Size SqM	
		Zoning	
		Tax Amount	\$1,656.27 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	Goods Excl	

		Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Site Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby		
Parking	Stall		

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Great Oaks I	Floor Location		Floor#	
Condo Fee	\$423.00	#Floors in Build		Elevator	
Fee Includes	Exterior Maintenance, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution	Balcony/Terrace		Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure			