



Sherwood Park

#55 2131 Oak ST

Broadmoor Estates

T8A 4W9

LP:

SP:

\$249,900



Listing ID # E4466890
Building Type Townhouse
Style 2 Storey
Year Built 1983
Full Baths 1
Half Baths 1
Total Baths 1.1
Tot Flr AG SqFt 1,194.48

Sold Date
Bedrooms Above 3
Bedrooms Total 3
Basement Full
Basement Dev Partly Finished
Tot Flr AG SqM 110.97

ACTIVE

Welcome to Broadmoor Lake - an unbeatable location in Sherwood Park. This bright, clean end unit is just steps from Broadmoor Park, the lake & walking distance to Festival Place, Kinsmen Leisure Centre, the Sherwood Park Library, schools & more. A perfect starter home or investment property! The updated kitchen features newer stainless steel appliances, countertops, backsplash & taps. Laminate flooring flows through the main floor, which also includes a convenient 2pc bath. The living room offers a feature stone wall with an electric fireplace & the back door leads to a newer deck with walkway access plus a storage shed. Upstairs you'll find a large primary bedroom with generous closet space, 2 additional bedrooms & a refreshed 4pc bath with newer cabinetry & tub liner. Completing the home is a partially finished basement with a newer electrical panel & pre-wiring for completion & 2 parking stalls located right out front. The complex has newer windows & roof, is pet-friendly & professionally managed.

Directions

Living Room	5.94x4.01	M	Bedroom 3	3.49x2.73	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4			1	2	M	No	Main		
Kitchen	3.49x3.56	M				2	4	U	No	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.49x4.60	U				6				Tot Flr AG	110.97	1,194.48
Bedroom 2	4.73x2.45	U				7				# Finished	2	

Heat Source Natural Gas

Heat Type Forced Air-1

Foundation Concrete

Roof Type Asphalt Shingles

Exterior Vinyl

Flooring Carpet, Laminate Flooring

Features Deck, Parking-Visitor

Construction Wood Frame

Basement Full / Partly Finished

Separate Ent

2nd Suite No

Garage Suite

Garden Suite

Lot Shape

Lot Size SqM

Zoning

Tax Amount \$1,622.64 / 2025

Conform Type

Conform Year

Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Stall

Road Access Paved

Park Encl/Tot / 2

Garage Dim

Condo Name Broadmoor Lake

Condo Fee \$480.94 **Fee Schedule** Monthly

Fee Includes Exterior Maintenance, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution

Floor Location

#Floors in Build

Balcony/Terrace

Titled Storage No

Parking Type Assigned

Unit Exposure

Floor#

Elevator

Min Age