



**Sherwood Park**

#92 2131 Oak ST

**Broadmoor Estates**

T8A 4W9

**LP:**

**SP:**

**\$239,900**



**ACTIVE**

**Listing ID #** E4481693  
**Building Type** Townhouse  
**Style** 2 Storey  
**Year Built** 1983  
**Full Baths** 1  
**Half Baths** 1  
**Total Baths** 1.1  
**Tot Flr AG SqFt** 1,192.44

**Sold Date**  
**Bedrooms Above** 3  
**Bedrooms Total** 3  
**Basement** Full  
**Basement Dev** Unfinished  
**Tot Flr AG SqM** 110.78

Welcome to this well-located townhome, perfectly situated across from scenic walking trails & the lake. Enjoy the convenience of being within walking distance to the golf course, shopping & transit. This inviting home features hardwood flooring throughout & a functional kitchen offering ample cabinetry, plenty of counter space & stylish tile backsplash, with direct access to the newer back deck. The backyard is low maintenance & includes a storage shed for added convenience. Upstairs, are 3 comfortable bedrooms & a full 4pc bath, while the main floor also offers a convenient 2pc bath. The basement is unfinished & awaits your personal touch, providing great potential for future development. Additional highlights include 2 parking stalls located right out front of the unit, as well as updated windows & roof in recent years. Condo fees are reasonable in this well-managed, pet-friendly complex. This is an excellent opportunity for first-time buyers or investors alike.

**Directions**

Living Room	5.94x4.23	M	Bedroom 3	3.53x2.72	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4			1	2	M	No	Main		
Kitchen	3.48x3.54	M	Storage Room	5.64x5.19	B	2	4	U	No	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.48x 4.59	U				6				Tot Flr AG	110.78	1,192.44
Bedroom 2	4.74x2.43	U				7				# Finished	2	

**Heat Source** Natural Gas  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Hardwood  
**Features** Deck

**Construction** Wood Frame  
**Basement** Full / Unfinished  
**Separate Ent**  
**2nd Suite** No  
**Garage Suite**  
**Garden Suite**  
**Lot Shape**  
**Lot Size SqM**  
**Zoning**  
**Tax Amount** \$1,637.46 / 2025  
**Conform Type**  
**Conform Year**  
**Goods Excl**

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

**Warranty**

**Fireplace**  
**FP Fuel**  
**FP Type**

**Site Features** Fenced, Golf Nearby, Landscaped, View Lake

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**Parking** Stall

**Road Access** Paved

**Park Encl/Tot** / **Garage Dim**

**Condo Name** Broadmoor Lake  
**Condo Fee** \$512.01 **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**