

## \$325,000 - 1975 Bonneville Drive, Sherwood Park

MLS® #E4446392

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Broadmoor, Sherwood Park, AB

This affordable half duplex is located in the desirable community of Broadmoor, making it a perfect choice for first time homebuyers or savvy investors. Upon entry, you're welcomed into a bright & updated kitchen featuring stylish white cabinetry, ample counter space, & durable nonceramic tile floors. The spacious LR offers a comfortable area to unwind, highlighted by a lg feature window that floods the space with natural light. The mn fl includes 2 secondary bdrms, a generous primary bdrm, & a full 4pc bath. The fully developed bsmt provides additional living space, including a lg FR, a 4th bdrm, a 3pc bath, & a den ideal for a home office or flex space. Step outside to a fenced, landscaped backyard with mature trees & shrubs, offering both privacy & plenty of space to add a garage. Conveniently located close to schools, shopping, public transit, & just steps from the Kinsmen Leisure Ctr. Recent updates include newer shingles 2019 & HWT 2012

Built in 1962

### Essential Information

MLS® #	E4446392
Price	\$325,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	1975 Bonneville Drive
Area	Sherwood Park
Subdivision	Broadmoor
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0X4

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking	Rear Drive Access, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 7th, 2025

Days on Market 1

Zoning Zone 25

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