

## \$269,900 - 36 Great Oaks, Sherwood Park

MLS® #E4455092

**\$269,900**

3 Bedroom, 1.50 Bathroom, 1,242 sqft  
Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

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!

Built in 1969

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4455092  |
| Price  | \$269,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,242             |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 Great Oaks     |
| Area        | Sherwood Park     |
| Subdivision | Broadmoor Estates |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 0V8           |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Patio |
| Parking   | Stall |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Brick                                                                                           |

Foundation                Concrete Perimeter

**School Information**

Elementary                Pine Street  
Middle                      Sherwood Heights  
High                         Salisbury Comp

**Additional Information**

Date Listed                August 28th, 2025  
Days on Market        22  
Zoning                      Zone 25  
Condo Fee                 \$423

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