

# **\$249,999 - 49 2030 Brentwood Boulevard, Sherwood Park**

MLS® #E4430154

**\$249,999**

3 Bedroom, 1.50 Bathroom, 1,216 sqft  
Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

Live the Good Life in Sherwood Park! This charming 3-bedroom, 1.5-bath townhome is perfectly situated in the heart of town, just steps from the Sherwood Park Mall, Festival Place, golf courses, and more. Inside, you'll find a spacious eat-in kitchen with all appliances upgraded just a few years ago, a full-sized dining area, and a massive living room with laminate flooring throughout—no carpets to worry about! A convenient 2-piece bath is located right by the entrance, perfect for guests. The full basement offers tons of extra space, while the rare fully fenced backyard makes this ideal for families with pets or kids. Whether you're just starting out or searching for a smart investment, this centrally located home is a perfect fit. Bonus: TWO parking stalls right out front! Don't miss your chance to own in this desirable townhome!

Built in 1981

## **Essential Information**

MLS® #	E4430154
Price	\$249,999
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,216
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	49 2030 Brentwood Boulevard
Area	Sherwood Park
Subdivision	Broadmoor Estates
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4P6

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 25
Condo Fee	\$370

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