#144, 363 Sioux Road
Sherwood Park, Alberta T8A 4W7
Ph. (780) 449-5622

Town House in Sherwood

Legal Address: CONDOMINIUM PLAN 8120618 UNIT 32

Location: 605 Woodbridge way Sherwood Park

Size: 1926 sq ft

Taxes (2026): $1598.23

Features:

THE PRIMARY RETREAT

- Elegant double French-door entrance
- Spacious primary bedroom with sitting area
- Private balcony
- Walk-in closet
- Dedicated seated vanity area
- Expansive ensuite bathroom
- Rainfall shower system with steam generator

UPPER LEVEL

- Exceptionally spacious second bedroom
- Large office or bonus area
- Built-in desk wall unit
- Generous primary retreat

MAIN FLOOR

- Bright, sunken living room

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- Gas fireplace
- Access to outdoor deck
- Spacious dining room
- Well-appointed kitchen featuring:
    - Large island with integrated cooktop and storage
    - Wall oven
    - Microwave
    - Dishwasher
    - Refrigerator
    - Abundant cabinetry and workspace
- Separate study/home office
- Additional bathroom and laundry

FULLY FINISHED BASEMENT

- Dedicated media room
- Surround sound system
- Integrated media room lighting
- Electric fireplace
- Additional bedroom and a craft/hobby room
- Wall units
- Pantry/storage
- Full bathroom

GARAGE & STORAGE

- Double attached garage
- Built-in garage cabinetry
- Additional attic storage

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AN EXCEPTIONAL LOCATION

Located in the desirable, mature community of Woodbridge Farms, this home enjoys a wonderful setting just steps from the picturesque, covered bridge at Woodbridge Farms Lake. Nearby amenities include:

- Woodbridge Farms Park and walking paths
- Woodbridge Farms Elementary School
- Shopping and everyday conveniences
- Recreational facilities
- Convenient access to Sherwood Park amenities

Price: $410,000.00 GST may apply

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Call Kelly 780-718-7640





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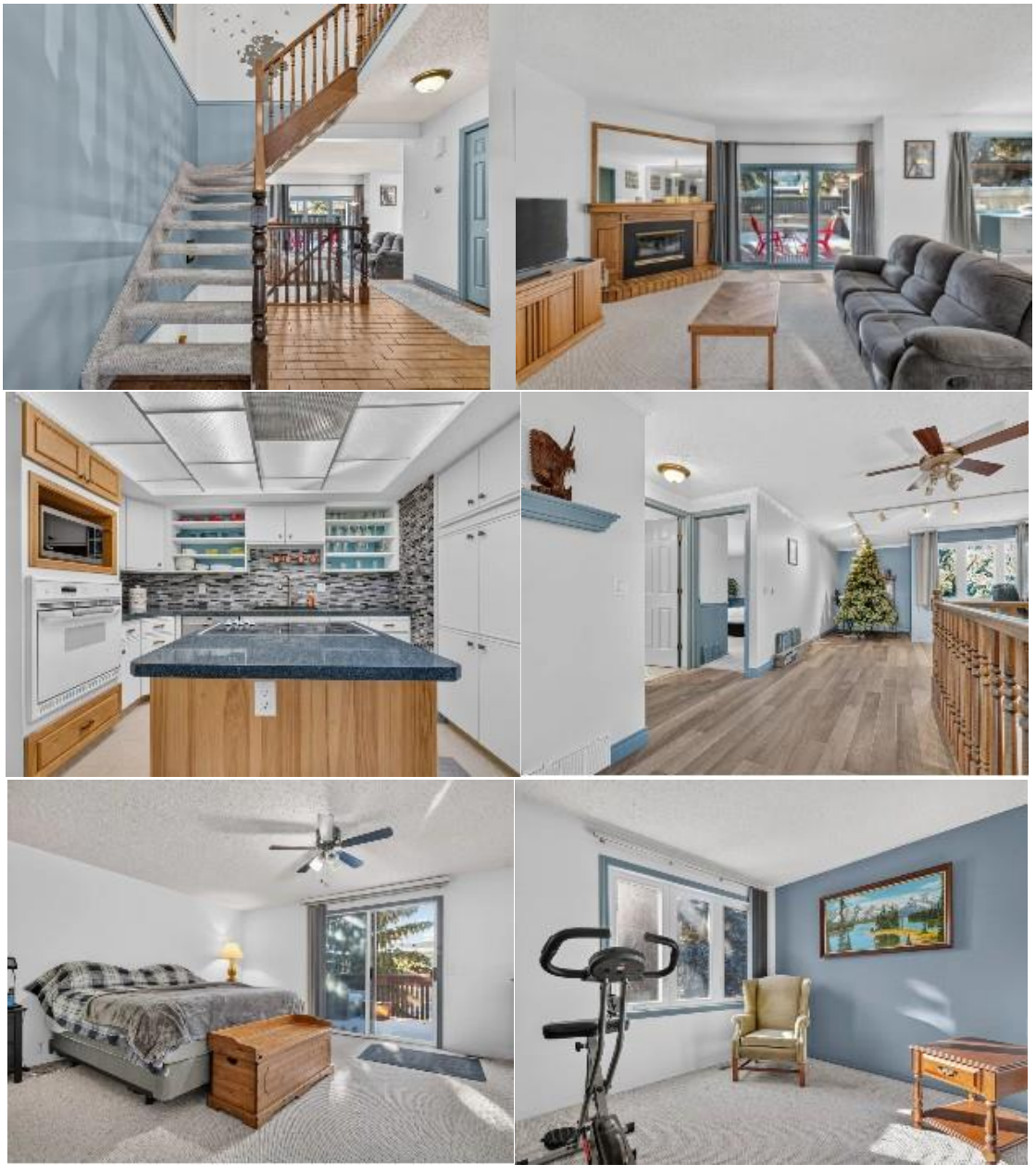

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