

# **\$253,000 - 7 2030 Brentwood Boulevard, Sherwood Park**

MLS® #E4438523

**\$253,000**

3 Bedroom, 1.50 Bathroom, 1,157 sqft  
Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

Welcome to this 3 bedroom, 1.5 bath townhouse located in Lincoln Park nestled in the heart of Sherwood Park. Main floor features a good sized eat in kitchen, 2pc bath off the entrance, separate dining area & spacious living room with patio doors to private fenced south-facing yard, backing greenspace. 3 beds up incl. ex-large primary bed & 4pc bath. Basement offers a finished family room, plus storage/utility rm and laundry. Two parking stalls conveniently located outside the unit. Roof approx. 2010. Newer windows. Furnace motor replaced 2024. New H/W tank 2024. New kitchen sink faucet & drainage 2025. Pets welcomed with Board Approval. With low condo fees and a competitive price point, this is an excellent opportunity for a first-time home buyer or investors seeking a property with strong rental potential. Situated just steps away from Broadmoor Park, Festival Place, Kinsman Pool, Golf, County Library, Schools and the Mall, offering easy access to a plethora of amenities. All that you need! Welcome Home!

Built in 1981

## **Essential Information**

MLS® #	E4438523
Price	\$253,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7 2030 Brentwood Boulevard
Area	Sherwood Park
Subdivision	Broadmoor Estates
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4P6

### Amenities

Amenities	Parking-Plug-Ins, Patio
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	12
Zoning	Zone 25
Condo Fee	\$370

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