

## \$295,000 - 170 Great Oaks, Sherwood Park

MLS® #E4453978

**\$295,000**

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

5 level split, with finished basement with crawl space (6 levels in total). Master bath with tub/shower, toilet and 2 sinks, half bath with toilet and sink. 3 bedrooms with master having a vaulted ceiling and larger closet and one bedroom with larger closet. Single stall attached garage with additional parking stall in front of garage door. Fenced backyard facing golf course/trees (cross country skiing in winter) with close proximity to Broadmoor Tennis Club, Kinsmen Pool and Festival Place. Condo complex is located immediately across the street from Broadmoor Lake Park with close proximity to Festival Place and farmers market. Highly walkable area with many bike trails nearby. The complex gets access from a traffic calmed front Street with close proximity to bus stops.

Built in 1971

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453978  |
| Price          | \$295,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,200     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1971              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 5 Level Split     |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 170 Great Oaks    |
| Area        | Sherwood Park     |
| Subdivision | Broadmoor Estates |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 0V8           |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Crawl Space, Front Porch, Hot Water Natural Gas, Parking-Plug-Ins, Vaulted Ceiling |
| Parking   | Parking Pad Cement/Paved, Single Garage Attached                                   |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 5                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Partially Finished                                                |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 16                |

|           |         |
|-----------|---------|
| Zoning    | Zone 25 |
| Condo Fee | \$370   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 7:32pm MDT