

## **\$474,900 - 1943 Bonneville Drive, Sherwood Park**

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MLS® #E4431369

**\$474,900**

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

**IMMEDIATE POSSESSION!** This Bungalow, situated near the well sought after area of Broadmoor Estates, offers **PRIME LOCATION** of Sherwood Park! A freshly painted kitchen, a large dining area, and an equally sized living room can provide open-concept living. The main floor also hosts 3 Bedrooms and a fully **RENOVATED** Bathroom. The large, Finished Basement has a 4th **BEDROOM** as well as a **RENOVATED** 2nd Bath, complete with a standup shower. A wood burning fireplace is a wonderful touch to the family room that's already spacious and possesses an opportunity to add even more. Stepping outside, the fully grown and mature neighborhood awaits you. A long driveway leading to a 24' x 20' Garage, a completely fenced backyard with great landscaping, and a firepit. Backing onto Herb Belcourt Park, the close proximity to schools, shopping malls, playgrounds, hockey rinks, swimming pools, Broadmoor Park, and the Golf Course makes this an ideal home for the entire family! **AND**, the **SHINGLES** were replaced in 2018.



Built in 1965

### **Essential Information**

MLS® #                      E4431369

Price                        \$474,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1943 Bonneville Drive |
| Area        | Sherwood Park         |
| Subdivision | Broadmoor Estates     |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 0Y3               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Dog Run-Fenced In, Fire Pit                      |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 25          |

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Listing information last updated on April 30th, 2025 at 7:47pm MDT