

Courtesy Of Trina P Hodges and Megan Mohr Of RE/MAX Excellence

# \$259,900 - 56 2030 Brentwood Boulevard, Sherwood Park

MLS® #E4427370

**\$259,900**

3 Bedroom, 1.50 Bathroom, 1,151 sqft  
Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

Welcome to Lincoln Park, a desirable condo complex in the heart of Sherwood Park, just steps away from Broadmoor Park, Festival Place, Kinsman Pool, Sherwood Park Library, the mall and so much more, making this a perfect starter home or investment property! You are invited into find a bright & spacious living room & dining area. The kitchen offers plenty of cabinets, white appliances & access to the fenced & landscaped SOUTH yard. A guest bath complements the functional layout. Moving upstairs you will find a king sized primary bedroom, 2 additional bedrooms & 4pc bathroom. Tons of storage in the unfinished basement. AIR CONDITIONING, NEWER WINDOWS & ROOF. 2 parking stalls plus visitor parking. Low condo fees & PET FRIENDLY! Get ready to make this your home today!

Built in 1981

## Essential Information

MLS® #	E4427370
Price	\$259,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,151
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	56 2030 Brentwood Boulevard
Area	Sherwood Park
Subdivision	Broadmoor Estates
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4P6

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Visitor, Vinyl Windows, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	11
Zoning	Zone 25
Condo Fee	\$365

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 April 5th, 2025 at 7:02am MDT