

## \$325,000 - 1975 Bonneville Drive, Sherwood Park

MLS® #E4446392

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,003 sqft

Single Family on 0.00 Acres

Broadmoor, Sherwood Park, AB

This affordable half duplex is located in the desirable community of Broadmoor, making it a perfect choice for first time homebuyers or savvy investors. Upon entry, you're welcomed into a bright & updated kitchen featuring stylish white cabinetry, ample counter space, & durable nonceramic tile floors. The spacious LR offers a comfortable area to unwind, highlighted by a lg feature window that floods the space with natural light. The mn fl includes 2 secondary bdrms, a generous primary bdrm, & a full 4pc bath. The fully developed bsmt provides additional living space, including a lg FR, a 4th bdrm, a 3pc bath, & a den ideal for a home office or flex space. Step outside to a fenced, landscaped backyard with mature trees & shrubs, offering both privacy & plenty of space to add a garage. Conveniently located close to schools, shopping, public transit, & just steps from the Kinsmen Leisure Ctr. Recent updates include newer shingles 2019 & HWT 2012

Built in 1962

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446392  |
| Price     | \$325,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,003         |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1975 Bonneville Drive |
| Area        | Sherwood Park         |
| Subdivision | Broadmoor             |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 0X4               |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Air Conditioner, See Remarks  |
| Parking   | Rear Drive Access, RV Parking |

### Interior

|              |                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Fan-Ceiling, Freezer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                          |
| Stories      | 2                                                                                                                                  |
| Has Basement | Yes                                                                                                                                |
| Basement     | Full, Finished                                                                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

Date Listed July 7th, 2025

Days on Market 8

Zoning Zone 25

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Listing information last updated on July 15th, 2025 at 2:17am MDT