

\$915,000 - 12 Village Road, Sherwood Park

MLS® #E4442887

\$915,000

5 Bedroom, 2.50 Bathroom, 2,723 sqft

Single Family on 0.00 Acres

Broadmoor Village, Sherwood Park, AB

RARE FIND “ Broadmoor Village Backing Broadmoor Golf Course on a MASSIVE 1,094 SQ M LOT! This well-maintained 2-storey offers over 2,700 sq ft plus an unfinished basement ready for your vision. Featuring 5 large bedrooms all on the upper level, this home is perfect for a growing family. The main floor has hardwood flooring in the family room with a cozy wood-burning fireplace and a separate living room with a functional layout. A front private courtyard adds character, and the yard is beautifully groomed with mature landscaping with complete privacy from neighbours. Wheelchair accessible and full of vintage charm, this home offers solid bones with the potential to renovate or preserve its original style. Walk to Festival Place, Centre in the Park, schools, and trails “ an unbeatable location with space, privacy, and long-term upside. Whether you're looking to build, renovate, or enjoy it as-is, this is a one-of-a-kind opportunity in the heart of Sherwood Park.

Built in 1968

Essential Information

MLS® # E4442887

Price \$915,000

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,723 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 12 Village Road |
| Area | Sherwood Park |
| Subdivision | Broadmoor Village |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 0Z4 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 25 |

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