

## \$275,000 - 87 Great Oaks, Sherwood Park

MLS® #E4445299

**\$275,000**

3 Bedroom, 2.50 Bathroom, 1,283 sqft  
Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

**NEWLY RENOVATED & BACKING ONTO BROADMOOR GOLF COURSE!** Welcome to this move in ready 3 bedroom + 2.5 bathroom townhouse in Broadmoor Estates. Steps to walking trails, schools, Strathcona Library, Festival Way, Broadmoor Arena and Kinsmen Leisure Centre. Large south facing window provides tons of natural light. Brand new vinyl plank flooring on the main and upper floors & freshly painted throughout. New hardware and light fixtures. Refreshed kitchen features brand new appliances! Enjoy your morning coffee in the breakfast nook, and have plenty of room to host all your dinner parties in the formal dining space, with patio doors to your back yard facing the green of hole 10 on Broadmoor Golf Course. Upstairs there are 3 very spacious bedrooms and a large 4 pc bath. Fully finished basement with a large rec room with brand new carpet, and an extra flex room could be used as an office or den plus another 4 pc bathroom! This home is perfect for a 1st time home buyer or young family! (Photos virtually staged)

Built in 1970

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4445299  |
| Price  | \$275,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,283             |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 87 Great Oaks     |
| Area        | Sherwood Park     |
| Subdivision | Broadmoor Estates |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 0V8           |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Off Street Parking, Deck, Vinyl Windows |
| Parking Spaces | 1                                       |
| Parking        | Stall                                   |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 25        |
| Condo Fee      | \$305          |

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Listing information last updated on July 8th, 2025 at 7:32am MDT