

## \$339,000 - 1997 Glenmore Ave, Sherwood Park

MLS® #E4432516

**\$339,000**

3 Bedroom, 1.50 Bathroom, 957 sqft

Single Family on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

Unique Layout in Prime Location! Set in a quiet, mature neighborhood, this beautifully updated home blends comfort and functionality with a touch of style. Freshly painted with new flooring and baseboards throughout, it offers a welcoming atmosphere from the moment you walk in. The bright and open main floor features a spacious kitchen, dining area, cozy living room, and convenient laundry all designed for easy, everyday living. The basement includes 3 spacious bedrooms with high ceilings and large windows that let in plenty of natural light. A versatile loft space upstairs can be used as a 4th bedroom, office, or playroom. Step outside to a large backyard with a two-tiered deck—perfect for entertaining. Close to Festival Place, Kinsmen Leisure Centre Broadmoor Golf Course and so much more! A fantastic opportunity in an unbeatable location!

Built in 1962

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432516  |
| Price      | \$339,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                 |
|----------------|-----------------|
| Square Footage | 957             |
| Acres          | 0.00            |
| Year Built     | 1962            |
| Type           | Single Family   |
| Sub-Type       | Half Duplex     |
| Style          | Raised Bungalow |
| Status         | Active          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1997 Glenmore Ave |
| Area        | Sherwood Park     |
| Subdivision | Broadmoor Estates |
| City        | Sherwood Park     |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8A 0X7           |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks                         |
| Parking   | Single Garage Attached, See Remarks |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | Refrigerator              |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | See Remarks, Finished     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |

## Zoning

## Zone 25

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Listing information last updated on April 30th, 2025 at 7:17pm MDT