

\$253,000 - 7 2030 Brentwood Boulevard, Sherwood Park

MLS® #E4438523

\$253,000

3 Bedroom, 1.50 Bathroom, 1,157 sqft
Condo / Townhouse on 0.00 Acres

Broadmoor Estates, Sherwood Park, AB

Welcome to this 3 bedroom, 1.5 bath townhouse located in Lincoln Park nestled in the heart of Sherwood Park. Main floor features a good sized eat in kitchen, 2pc bath off the entrance, separate dining area & spacious living room with patio doors to private fenced south-facing yard, backing greenspace. 3 beds up incl. ex-large primary bed & 4pc bath. Basement offers a finished family room, plus storage/utility rm and laundry. Two parking stalls conveniently located outside the unit. Roof approx. 2010. Newer windows. Furnace motor replaced 2024. New H/W tank 2024. New kitchen sink faucet & drainage 2025. Pets welcomed with Board Approval. With low condo fees and a competitive price point, this is an excellent opportunity for a first-time home buyer or investors seeking a property with strong rental potential. Situated just steps away from Broadmoor Park, Festival Place, Kinsman Pool, Golf, County Library, Schools and the Mall, offering easy access to a plethora of amenities. All that you need! Welcome Home!

Built in 1981

Essential Information

MLS® #	E4438523
Price	\$253,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	7 2030 Brentwood Boulevard
Area	Sherwood Park
Subdivision	Broadmoor Estates
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4P6

Amenities

Amenities	Parking-Plug-Ins, Patio
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 26th, 2025
Days on Market	12
Zoning	Zone 25
Condo Fee	\$370

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