

## \$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	5
Zoning	Zone 25

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