

## **\$575,000 - 1917 Glenmore Avenue, Sherwood Park**

MLS® #E4440270

### **\$575,000**

4 Bedroom, 2.50 Bathroom, 1,899 sqft

Single Family on 0.00 Acres

Broadmoor, Sherwood Park, AB

Look no further! GREAT LOCATION! Backing onto the park & located on a quiet tree-lined street in the desirable community of Broadmoor. Steps away from school, Kinsmen, festival place & the community center. This renovated & meticulously cared 2,900 sq. ft. of quality living space, 2-story home, 4 bdrms, 2.5 baths, double heated detached garage. Spacious entrance welcomes you in to a bright living room that opens to a dining area & a new kitchen (2019) that boasts plenty of cabinets, granite counter top, SS appliances, & island. Enjoy the family room with cozy fireplace & patio doors to the huge double deck. King-sized Primary w/ a sitting room, which can be developed as an e-suite (rough-in plumbing in place). 2 more bedrooms & 4pc main bath. FF basement features a laundry room, 3pc bath, bedroom, rec room, and a huge storage room. Upgrades: roof (2025), windows & flooring on main level (2019), driveway (2023), electric panel (2019), decks (2019 & 2020), sprinklers in front This is an awesome family home.

Built in 1973

### **Essential Information**

MLS® # E4440270

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,899                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1917 Glenmore Avenue |
| Area        | Sherwood Park        |
| Subdivision | Broadmoor            |
| City        | Sherwood Park        |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8A 0X6              |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized |

### Interior

|              |                                                                                                                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                                                            |
| Fireplace    | Yes                                                                                                                                                                                                                                  |
| Fireplaces   | Glass Door, Mantel                                                                                                                                                                                                                   |
| Stories      | 3                                                                                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                                                                                       |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 25        |

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Listing information last updated on June 17th, 2025 at 7:17am MDT